

LEASE NO. GS-03P-LVA00099Global Lease
GSA FORM L100 (03/2016)

This Lease is made and entered into between

Crossways II, LLC

(Lessor), whose principal place of business is 7600 Wisconsin Ave, 11th Floor, Bethesda, MD 20814-3657 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

1400 Crossways Boulevard, Chesapeake, VA 23320-0207

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

(b) (6)
Name: ROBERT M. MILKOVICH
Title: CHIEF EXECUTIVE OFFICER
Entity Name: CROSSWAYS II LLC
Date: 4/24/17

FOR THE GOVERNMENT:

(b) (6)
Name: Samantha Poole
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 4/26/17

WITNESSED FOR THE LESSOR BY:

(b) (6)
Name: Maria Silva
Title: VP Portfolio Management
Date: 4/24/2017

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

LEASE NO. GS-03P-LVA00099

LESSOR: 11/ GOVERNMENT: SL

GSA FORM L100 (03/16)

SECTION 1	THE PREMISES, RENT, AND OTHER TERMS	1
1.01	THE PREMISES (SEP 2015).....	1
1.02	EXPRESS APPURTENANT RIGHTS (SEP 2013).....	1
1.03	RENT AND OTHER CONSIDERATION (SEP 2015).....	1
1.04	BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015) INTENTIONALLY DELETED.....	2
1.05	TERMINATION RIGHTS (AUG 2011).....	2
1.06	RENEWAL RIGHTS (SEP 2013).....	2
1.07	DOCUMENTS INCORPORATED IN THE LEASE (SEP 2015).....	2
1.08	TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015).....	3
1.09	TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012).....	3
1.10	BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012).....	3
1.11	BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013).....	3
1.12	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012).....	4
1.13	REAL ESTATE TAX BASE (SEP 2013) INTENTIONALLY DELETED.....	4
1.14	OPERATING COST BASE (SEP 2013).....	4
1.15	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013).....	4
1.16	HOURLY OVERTIME HVAC RATES (AUG 2011).....	4
1.17	24-HOUR HVAC REQUIREMENT (SEP 2014) INTENTIONALLY DELETED.....	4
1.18	BUILDING IMPROVEMENTS (MAR 2016).....	4
1.19	HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012) INTENTIONALLY DELETED.....	4
SECTION 2	GENERAL TERMS, CONDITIONS, AND STANDARDS	5
2.01	DEFINITIONS AND GENERAL TERMS (SEP 2013).....	5
2.02	AUTHORIZED REPRESENTATIVES (JUN 2012).....	5
2.03	ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013).....	6
2.04	WAIVER OF RESTORATION (APR 2011).....	6
2.05	PAYMENT OF BROKER (JUL 2014) INTENTIONALLY DELETED.....	6
2.06	CHANGE OF OWNERSHIP (APR 2015).....	6
2.07	REAL ESTATE TAX ADJUSTMENT (JUN 2012).....	6
2.08	ADJUSTMENT FOR VACANT PREMISES (SEP 2013).....	8
2.09	OPERATING COSTS ADJUSTMENT (JUN 2012).....	8
2.10	ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012).....	9
2.11	RELOCATION ASSISTANCE ACT (APR 2014) INTENTIONALLY DELETED.....	9
SECTION 3	CONSTRUCTION STANDARDS AND SHELL COMPONENTS	10
3.01	LABOR STANDARDS (SEP 2013).....	10
3.02	WORK PERFORMANCE (JUN 2012).....	10
3.03	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2013).....	10
3.04	ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (SEP 2013).....	10
3.05	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012).....	10
3.06	CONSTRUCTION WASTE MANAGEMENT (SEP 2015).....	11
3.07	WOOD PRODUCTS (SEP 2013).....	11
3.08	ADHESIVES AND SEALANTS (AUG 2008).....	11
3.09	BUILDING SHELL REQUIREMENTS (SEP 2013).....	12
3.10	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012).....	12
3.11	QUALITY AND APPEARANCE OF BUILDING (JUN 2012).....	12
3.12	VESTIBULES (APR 2011).....	12
3.13	MEANS OF EGRESS (MAY 2015).....	12
3.14	AUTOMATIC FIRE SPRINKLER SYSTEM (SEP 2013).....	13
3.15	FIRE ALARM SYSTEM (SEP 2013).....	13
3.16	ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016).....	13
3.17	ELEVATORS (SEP 2013) INTENTIONALLY DELETED.....	14
3.18	BUILDING DIRECTORY (APR 2011).....	14
3.19	FLAGPOLE (SEP 2013) INTENTIONALLY DELETED.....	14
3.20	DEMOLITION (JUN 2012).....	14
3.21	ACCESSIBILITY (FEB 2007).....	14
3.22	CEILINGS (APR 2015).....	14
3.23	EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013).....	15
3.24	DOORS: IDENTIFICATION (APR 2011).....	15
3.25	WINDOWS (APR 2011).....	15
3.26	PARTITIONS: GENERAL (APR 2015).....	15
3.27	PARTITIONS: PERMANENT (APR 2015).....	15
3.28	INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2013).....	15
3.29	WALL FINISHES - SHELL (SEP 2015).....	16
3.30	PAINTING - SHELL (JUN 2012).....	16
3.31	FLOORS AND FLOOR LOAD (APR 2015).....	16
3.32	FLOOR COVERING AND PERIMETERS - SHELL (SEP 2013).....	16
3.33	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011).....	16

3.34	BUILDING SYSTEMS (APR 2011)	16
3.35	ELECTRICAL (JUN 2012)	16
3.36	ADDITIONAL ELECTRICAL CONTROLS (JUN 2012) INTENTIONALLY DELETED	17
3.37	PLUMBING (JUN 2012)	17
3.38	DRINKING FOUNTAINS (APR 2011)	17
3.39	RESTROOMS (SEP 2013)	17
3.40	PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011)	17
3.41	JANITOR CLOSETS (SEP 2015)	18
3.42	HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (SEP 2013)	18
3.43	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015)	18
3.44	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)	18
3.45	LIGHTING: INTERIOR AND PARKING - SHELL (SEP 2013)	19
3.46	ACOUSTICAL REQUIREMENTS (JUN 2012)	19
3.47	SECURITY FOR NEW CONSTRUCTION (NOV 2005) INTENTIONALLY DELETED	20
3.48	SEISMIC SAFETY FOR NEW CONSTRUCTION (SEP 2012) INTENTIONALLY DELETED	20
3.49	FIRE PROTECTION FOR NEW CONSTRUCTION (APR 2015) INTENTIONALLY DELETED	20
3.50	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR NEW CONSTRUCTION (LEED-NC) (SEP 2013) INTENTIONALLY DELETED	20
3.51	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR COMMERCIAL INTERIORS (LEED-CI) (SEP 2013) INTENTIONALLY DELETED	20
3.52	INDOOR AIR QUALITY DURING CONSTRUCTION (SEP 2013)	20
3.53	SYSTEMS COMMISSIONING (APR 2011)	21
3.54	DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS - LEASE (SEP 2014) INTENTIONALLY DELETED	21
3.55	NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - LEASE (SEP 2014) INTENTIONALLY DELETED	21
SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES		22
4.01	SCHEDULE FOR COMPLETION OF SPACE (SEP 2015)	22
4.02	CONSTRUCTION DOCUMENTS (SEP 2012)	22
4.03	TENANT IMPROVEMENTS PRICE PROPOSAL (SEP 2015)	22
4.04	BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2015)	23
4.05	GREEN LEASE SUBMITTALS (SEP 2015)	23
4.06	CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011)	24
4.07	PROGRESS REPORTS (JUN 2012)	24
4.08	CONSTRUCTION INSPECTIONS (SEP 2015)	24
4.09	ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (SEP 2013)	24
4.10	ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2015)	24
4.11	LEASE TERM COMMENCEMENT DATE AND RENT RECONCILIATION (JUN 2012)	24
4.12	AS-BUILT DRAWINGS (JUN 2012)	25
4.13	LIQUIDATED DAMAGES (JUN 2012) INTENTIONALLY DELETED	25
4.14	SEISMIC RETROFIT (SEP 2013) INTENTIONALLY DELETED	25
4.15	LESSOR'S PROJECT MANAGEMENT FEE (SEP 2013)	25
SECTION 5 TENANT IMPROVEMENT COMPONENTS		26
5.01	TENANT IMPROVEMENT REQUIREMENTS (SEP 2013)	26
5.02	TENANT IMPROVEMENT SPECIFICATIONS (SEP 2015) INTENTIONALLY DELETED	26
5.03	FINISH SELECTIONS (SEP 2015)	26
5.04	WINDOW COVERINGS (JUN 2012)	26
5.05	DOORS: SUITE ENTRY (SEP 2013)	26
5.06	DOORS: INTERIOR (SEP 2013)	26
5.07	DOORS: HARDWARE (SEP 2013)	26
5.08	DOORS: IDENTIFICATION (JUN 2012)	26
5.09	PARTITIONS: SUBDIVIDING (SEP 2015)	26
5.10	WALL FINISHES (JUN 2012)	27
5.11	PAINTING - TI (SEP 2013)	27
5.12	FLOOR COVERINGS AND PERIMETERS (APR 2015)	27
5.13	HEATING AND AIR CONDITIONING (JUN 2012)	28
5.14	ELECTRICAL: DISTRIBUTION (SEP 2015)	28
5.15	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012)	28
5.16	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)	28
5.17	DATA DISTRIBUTION (JUN 2012)	28
5.18	ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012)	28
5.19	LIGHTING: INTERIOR AND PARKING - TI (SEP 2015)	29
SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM		30
6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)	30
6.02	UTILITIES (APR 2011)	30
6.03	UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (AUG 2011) INTENTIONALLY DELETED	30
6.04	UTILITY CONSUMPTION REPORTING (SEP 2015)	30

6.05	HEATING AND AIR CONDITIONING (SEP 2014)	30
6.06	OVERTIME HVAC USAGE (JUN 2012)	30
6.07	JANITORIAL SERVICES (JUN 2012)	31
6.08	SELECTION OF CLEANING PRODUCTS (APR 2015)	31
6.09	SELECTION OF PAPER PRODUCTS (APR 2015)	31
6.10	SNOW REMOVAL (APR 2011)	31
6.11	MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013)	32
6.12	MAINTENANCE OF PROVIDED FINISHES (SEP 2013)	32
6.13	ASBESTOS ABATEMENT (APR 2011)	32
6.14	ONSITE LESSOR MANAGEMENT (APR 2011)	32
6.15	IDENTITY VERIFICATION OF PERSONNEL (SEP 2013)	32
6.16	SCHEDULE OF PERIODIC SERVICES (JUN 2012)	33
6.17	LANDSCAPING (SEP 2015)	33
6.18	LANDSCAPE MAINTENANCE (APR 2011)	33
6.19	RECYCLING (JUN 2012)	33
6.20	RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)	34
6.21	SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (SEP 2013)	34
6.22	INTENTIONALLY DELETED	34
6.23	INDOOR AIR QUALITY (SEP 2013)	34
6.24	RADON IN AIR (SEP 2013)	34
6.25	RADON IN WATER (JUN 2012) INTENTIONALLY DELETED	34
6.26	HAZARDOUS MATERIALS (SEP 2013)	34
6.27	MOLD (SEP 2013)	35
6.28	OCCUPANT EMERGENCY PLANS (SEP 2013)	35
6.29	FLAG-DISPLAY (SEP 2013) INTENTIONALLY DELETED	35
SECTION 7 ADDITIONAL TERMS AND CONDITIONS		36
7.01	SECURITY STANDARDS (JUN 2012)	36
7.02	AMENDED LEASE PARAGRAPHS (AUG 2016)	36

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SEP 2015)

The Premises are described as follows:

A. Office and Related Space: **15,939** rentable square feet (RSF), yielding **15,116** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as **5** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. Intentionally Deleted

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **105** parking spaces as depicted on the plan attached hereto as Exhibit B, reserved for the exclusive use of the Government, of which **0** shall be structured/inside parking spaces, and **105** shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (SEP 2015)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM
	ANNUAL RENT
SHELL RENT ¹	(b) (4)
TENANT IMPROVEMENTS RENT ²	
OPERATING COSTS ³	
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	
PARKING ⁵	
TOTAL ANNUAL RENT	\$537,303.69

¹Shell rent calculation:

(Firm Term) (b) (4) per RSF multiplied by **15,939** RSF

²Tenant Improvements of (b) (4) are amortized at a rate of (b) (4) per annum over **10** years.

³Operating Costs rent calculation: (b) (4) per RSF multiplied by **15,939** RSF. *Enhanced janitorial services are included in the operating cost rent calculation at a rate of (b) (4) RSF.

⁴Building Specific Amortized Capital (BSAC) of (b) (4) are amortized at a rate of (b) (4) per annum over **10** years

⁵Parking costs described under sub-paragraph I below

B. Intentionally Deleted.

C. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed **15,511** ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

D. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

E. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

F. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

G. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

H. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

I. Parking shall be provided at a rate of \$0.00 per parking space per month (structured/inside), and \$0.00 per parking space per month (surface/outside).

J. Intentionally Deleted

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015) INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (SEP 2013)

This Lease may be renewed at the option of the Government for a term of 5 YEARS at the following rental rate(s):

	OPTION TERM, YEARS 11 – 15 (EVALUATED)	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	(b) (4)	
OPERATING COSTS	OPERATING COST BASIS SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 150 days before the end of the original Lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2015)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
AGENCY PROGRAM FOR DESIGN	22	C
SECURITY REQUIREMENTS	6	D
GSA FORM 3517B GENERAL CLAUSES	15	E
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	2	F
MEDICAL CLEANING SOW	24	G
AGENCY BLOCKING PLAN	1	H

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is (b) (4) per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of (b) (4).

B. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

C. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

D. If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

1.09 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	(b) (4)
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is (b) (4) per ABOA SF. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount is amortized in the rent over the Firm Term of this lease at an annual interest rate of 6 percent.

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions about the use of the Building Specific Amortized Capital (BSAC). The Government may use all or part of the BSAC. The Government may return to the Lessor any unused portion of the BSAC in exchange for a decrease in rent (where applicable) according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump-sum payments for any work covered by the BSAC. The part of the BSAC amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay a lump sum for any part or all of the remaining unpaid amortized balance of the BSAC. If the Government elects to make a lump-sum payment for the BSAC after occupancy, the payment of the BSAC by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the BSAC identified above, the Government may elect to:

1. Reduce the security countermeasure requirements;

2. Pay a lump sum for the amount overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph; or
3. Negotiate an increase in the rent.

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **18.80** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **15,939** RSF by the total Building space of **84,799** RSF.

1.13 REAL ESTATE TAX BASE (SEP 2013) INTENTIONALLY DELETED

1.14 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be **(b) (4)** per RSF **(b) (4)** annum).

1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **(b) (4)** per ABOA SF of Space vacated by the Government.

1.16 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$ 50.00 per hour for the entire Space.

1.17 24-HOUR HVAC REQUIREMENT (SEP 2014) INTENTIONALLY DELETED

1.18 BUILDING IMPROVEMENTS (MAR 2016)

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements:

- Notwithstanding anything to the contrary contained herein, (i) the Lessor will attempt to submit for an Energy Star label for the building, and (ii) if unable to be obtained or deemed too costly by the Lessor, the Lessor shall submit to the Lease Contracting Officer cost effective energy efficient upgrades in lieu of pursuing an Energy Star label.

1.19 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012) INTENTIONALLY DELETED.

SECTION 2 GENERAL TERMS, CONDITIONS, AND STANDARDS

2.01 DEFINITIONS AND GENERAL TERMS (SEP 2013)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and express appurtenant rights.
- B. Broker. Intentionally Deleted
- C. Building. The building(s) situated on the Property in which the Premises are located shall be referred to as the Building(s).
- D. Commission Credit. Intentionally Deleted
- E. Common Area Factor (CAF). The Common Area Factor (CAF) is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the leased Space. The CAF is expressed as a percentage of the difference between the amount of rentable SF and ABOA SF, divided by the ABOA SF. For example 11,500 RSF and 10,000 ABOA SF will have a CAF of 15% [(11,500 RSF - 10,000 ABOA SF)/10,000 ABOA SF]. For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.
- F. Contract. Contract and contractor means Lease and Lessor, respectively.
- G. Days. All references to "day" or "days" in this Lease shall mean calendar days, unless specified otherwise.
- H. FAR/GSAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- I. Firm Term/Non-Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights. The Non-Firm Term is that part of the Lease term following the end of the Firm Term.
- J. Lease Term Commencement Date. The Lease Term Commencement Date means the date on which the lease term commences.
- K. Lease Award Date. The Lease Award Date means the date of execution of the Lease by the LCO and the mailing or otherwise furnishing written notification of the executed Lease to the successful Offeror (and on which the parties' obligations under the Lease begin).
- L. Premises. The Premises are defined as the total Office Area or other type of Space, together with all associated common areas, described in Section 1 of this Lease, and delineated by plan in the attached exhibit. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.
- M. Property. The Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas) to which the Government is granted rights.
- N. Rentable Space or Rentable Square Feet (RSF). Rentable Space is the area for which a tenant is charged rent. It is determined by the Building owner and may vary by city or by building within the same city. The Rentable Space may include a share of Building support/common areas such as elevator lobbies, Building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The Rentable Space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts. Rentable Square Feet is calculated using the following formula for each type of Space (e.g., office, warehouse, etc.) included in the Premises: $ABOA\ SF\ of\ Space \times (1 + CAF) = RSF$.
- O. Space. The Space shall refer to that part of the Premises to which the Government has exclusive use, such as Office Area, or other type of Space. Parking areas to which the Government has rights under this Lease are not included in the Space.
- P. Office Area. For the purposes of this Lease, Space shall be measured in accordance with the standard (Z65.1-1996) provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed." References to ABOA mean ANSI/BOMA Office Area.
- Q. Working Days. Working Days shall mean weekdays, excluding Saturdays and Sundays and Federal holidays.

2.02 AUTHORIZED REPRESENTATIVES (JUN 2012)

The signatories to this Lease shall have full authority to bind their respective principals with regard to all matters relating to this Lease. No other persons shall be understood to have any authority to bind their respective principals, except to the extent that such authority may be explicitly

delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer (LCO) by notice, without an express delegation by the prior LCO.

2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013)

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or, when specifically authorized to do so by the LCO, a tenant agency-approved form. The GSAM clause, 552.270-31, Prompt Payment, including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the Lease Contracting Officer, subject to the threshold limitation below.

B. Orders for alterations issued by an authorized COR are limited to no more than \$150,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.

D. For the avoidance of doubt, Lessor cannot be forced to execute an agreement directly with a tenant agency.

2.04 WAIVER OF RESTORATION (APR 2011)

The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

2.05 PAYMENT OF BROKER (JUL 2014) INTENTIONALLY DELETED

2.06 CHANGE OF OWNERSHIP (APR 2015)

A. If during the term of the Lease, title to the Property is transferred, the Lease is assigned, or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.

B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is changing only its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected. A sample form is found at FAR 42.1205.

C. If title to the Property is transferred, or the Lease is assigned, the Government, the original Lessor (Transferor), and the new owner or assignee (Transferee) shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Lease Amendment.

D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.

E. If the LCO determines that recognizing the Transferee as the Lessor will not be in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to release the Transferor of obligations prior to (a) the rent commencement date; and (b) any amounts due and owing to the Government under the Lease have been paid in full or completely set off against the rental payments due under the Lease.

F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must register in the System for Award Management (SAM) (See FAR 52.232-33), and complete and sign GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisition of Leasehold Interests in Real Property).

G. If title to the Property is transferred, or the Lease is assigned, rent shall continue to accrue, subject to the Government's rights as provided for in this Lease. However, the Government's obligation to pay rent to the Transferee shall be suspended until the Government has received all information reasonably required by the LCO under sub-paragraph D, the Government has determined that recognizing the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in sub-paragraph F. So long as any delays in effecting the recognition of Transferee as Lessor are not the responsibility of the Government, no interest shall accrue on suspended rent.

2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012)

A. Purpose: This paragraph provides for adjustment in the rent (tax adjustment) to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax adjustments shall be calculated in accordance with this paragraph.

B. Definitions: The following definitions apply to the use of the terms within this paragraph:

Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas to which the Government is granted rights).

Real Estate Taxes are those taxes that are levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a state or local Government on an ad valorem basis to raise general revenue for funding the provision of government services. The term excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

Taxing Authority is a state, commonwealth, territory, county, city, parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

Tax Year refers to the 12-month period adopted by a Taxing Authority as its fiscal year for assessing Real Estate Taxes on an annual basis.

Tax Abatement is an authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable real estate tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

Unadjusted Real Estate Taxes are the full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

Real Estate Tax Base is the unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the Tax Base Year. Alternatively, the Real Estate Tax Base may be an amount negotiated by the parties that reflects an agreed upon base for a Fully Assessed value of the Property.

The Property is deemed to be Fully Assessed (and Real Estate Taxes are deemed to be based on a Full Assessment) only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

Percentage of Occupancy refers to that portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For Buildings, the Percentage of Occupancy is determined by calculating the ratio of the RSF occupied by the Government pursuant to the Lease to the total RSF in the Building or Buildings so occupied, and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases for Space leased by the Government or for rentable space on the Property.

C. Adjustment for changes in Real Estate Taxes. After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred to herein as "tax adjustment." The amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the tax adjustment in a single annual lump sum payment to the Lessor. In the event that this tax adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one tax adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the LCO copies of all real estate tax bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the LCO shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine tax adjustments. The LCO may memorialize the establishment of the Real Estate Tax Base by issuing a unilateral administrative lease amendment indicating the base year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to (a) improvements or renovations to the Property not required by this Lease, or (b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the LCO may re-establish the Real Estate Tax Base as the Unadjusted Real Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for determining tax adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Paragraph. Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the LCO all relevant tax records for determining whether a tax adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the real estate tax increase due because of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding Lease, as determined in the LCO's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a tax adjustment, the Lessor shall furnish the LCO with copies of all paid tax receipts, or other similar evidence of payment acceptable to the LCO, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.270-31, Prompt Payment) for the requested tax adjustment, including the calculation thereof. All such documents must be received by the LCO within 60 calendar days after the last date the real estate tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS PARAGRAPH FOR THE TAX YEAR AFFECTED.

Tax Appeals. If the Government occupies more than 50 percent of the Building by virtue of this and any other Government Lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

2.08 ADJUSTMENT FOR VACANT PREMISES (SEP 2013)

A. If the Government fails to occupy any portion of the leased Premises or vacates the Premises in whole or in part prior to expiration of the term of the Lease, the rental rate and the base for operating cost adjustments will be reduced.

B. If no rate reduction has been established in this Lease, the rate will be reduced by that portion of the costs per ABOA SF of operating expenses not required to maintain the Space. Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant Premises or the Lease expires or is terminated.

2.09 OPERATING COSTS ADJUSTMENT (JUN 2012)

A. Beginning with the second year of the Lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.

B. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the Lease Term Commencement Date with the index figure published for the month prior which begins each successive 12-month period. For example, a Lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), U.S. city average, all items, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the Lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

C. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the Lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this paragraph.

D. If the Government exercises an option to extend the Lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

2.10 ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012)

A. If the Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Lessor shall provide a certification within 10 days after Lease award to the LCO (or representative designated by the LCO) that the Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims or damages of any nature whatsoever.

B. Within 15 days after Lease award, the Lessor shall provide to the LCO (or representative designated by the LCO) evidence of:

1. A firm commitment of funds in an amount sufficient to perform the work.
2. The names of at least two proposed construction contractors, as well as evidence of the contractors' experience, competency, and performance capabilities with construction similar in scope to that which is required herein.
3. The license or certification to practice in the state where the Building is located from the individual(s) and/or firm(s) providing architectural and engineering design services.

C. The Government shall have the right to withhold approval of design intent drawings (DIDs) until the conditions specified in sub-paragraphs A and B have been satisfied.

D. Within ten (10) calendar days after the LCO issues the Notice To Proceed (NTP) for TI construction, the Lessor shall provide to the LCO evidence of:

1. Award of a construction contract for TIs with a firm completion date. This date must be in accordance with the construction schedule for TIs as described in the "Schedule for Completion of Space" paragraph of this Lease.
2. Issuance of required permits for construction of the TIs.

2.11 ~~RELOCATION ASSISTANCE ACT (APR 2011) INTENTIONALLY DELETED~~

SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS

3.01 LABOR STANDARDS (SEP 2013)

If the Lessor proposes to satisfy the requirements of this Lease through the construction of a new Building or the complete rehabilitation or reconstruction of an existing Building, and the Government will be the sole or predominant tenant such that any other use of the Building will be functionally or quantitatively incidental to the Government's use and occupancy, the following FAR clauses shall apply to all work (including shell and TIs) performed prior to the Government's acceptance of space as substantially complete. Full text versions of these clauses are available upon request from the LCO. Full text versions are also available at <https://www.acquisition.gov/far/>.

- 52.222-4 Contract Work Hours and Safety Standards Act—Overtime Compensation
- 52.222-6 Davis-Bacon Act
- 52.222-7 Withholding of Funds
- 52.222-8 Payrolls and Basic Records
- 52.222-9 Apprentices and Trainees
- 52.222-10 Compliance with Copeland Act Requirements
- 52.222-11 Subcontracts (Labor Standards)
- 52.222-12 Contract Termination—Debarment
- 52.222-13 Compliance with Davis-Bacon and Related Act Regulations
- 52.222-14 Disputes Concerning Labor Standards
- 52.222-15 Certification of Eligibility

3.02 WORK PERFORMANCE (JUN 2012)

All work in performance of this Lease shall be done by skilled workers or mechanics and shall be acceptable to the LCO. The LCO may reject the Lessor's workers 1) if such are unlicensed, unskilled, or otherwise incompetent, or 2) if such have demonstrated a history of either untimely or otherwise unacceptable performance in connection with work carried out in conjunction with either this contract or other government or private contracts.

3.03 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2013)

A. The Lessor shall comply to the extent feasible with the Resource Conservation and Recovery Act (RCRA), Section 6002, 1976. The Lessor shall use recycled content products as indicated in this Lease and as designated by the U.S. Environmental Protection Agency (EPA) in the Comprehensive Procurement Guidelines (CPG), 40 CFR Part 247, and its accompanying Recovered Materials Advisory Notice (RMAN). The CPG lists the designated recycled content products. EPA also provides recommended levels of recycled content for these products. The list of designated products, EPA's recommendations, and lists of manufacturers and suppliers of the products can be found at <http://www.epa.gov/cpg>.

B. The Lessor, if unable to comply with both the CPG and RMAN lists, shall submit a Request for Waiver for each material to the LCO with the TI pricing submittal. The request for waiver shall be based on the following criteria:

1. The cost of the recommended product is unreasonable.
2. Inadequate competition exists.
3. Items are not available within a reasonable period.
4. Items do not meet Lease performance standards.

3.04 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (SEP 2013)

A. The Lessor shall use environmentally preferable products and materials. The Lessor is encouraged to consider the lifecycle analysis of the product in addition to the initial cost.

B. Refer to EPA's environmentally preferable purchasing Web site, www.epa.gov/epp and USDA Bio-Preferred products Web site www.biopreferred.gov. In general, environmentally preferable products and materials do one or more of the following:

1. Contain recycled material, are bio-based, are rapidly renewable (10-year or shorter growth cycle), or have other positive environmental attributes.
2. Minimize the consumption of resources, energy, and water.
3. Prevent the creation of solid waste, air pollution, or water pollution.
4. Promote the use of nontoxic substances and avoid toxic materials or processes.

C. The Lessor is encouraged to use products that are extracted and manufactured regionally.

3.05 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012)

A. Items and materials existing in the Premises, or to be removed from the Premises during the demolition phase, are eligible for reuse in the construction phase of the project. The reuse of items and materials is preferable to recycling them; however, items considered for reuse shall be in re-furnished condition and shall meet the quality standards set forth by the Government in this Lease. In the absence of definitive quality standards, the

Lessor is responsible to confirm that the quality of the item(s) in question shall meet or exceed accepted industry or trade standards for first quality commercial grade applications.

B. The Lessor shall submit a reuse plan to the LCO. The Government will not pay for existing fixtures and other TIs accepted in place. However, the Government will reimburse the Lessor, as part of the TIA, the costs to repair or improve such fixtures or improvements identified on the reuse plan and approved by the LCO.

3.06 CONSTRUCTION WASTE MANAGEMENT (SEP 2015)

A. Recycling construction waste is mandatory for initial space alterations for TIs and subsequent alterations under the Lease.

B. Recycling construction waste means providing all services necessary to furnish construction materials or wastes to organizations which will employ these materials or wastes in the production of new materials. Recycling includes required labor and equipment necessary to separate individual materials from the assemblies of which they form a part.

C. **SUBMITTAL REQUIREMENT:** Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

D. The Lessor shall recycle the following items during both the demolition and construction phases of the project, subject to economic evaluation and feasibility:

1. Ceiling grid and tile
2. Light fixtures, including proper disposal of any transformers, ballasts, and fluorescent light bulbs
3. Duct work and HVAC equipment
4. Wiring and electrical equipment
5. Aluminum and/or steel doors and frames
6. Hardware
7. Drywall
8. Steel studs
9. Carpet, carpet backing, and carpet padding
10. Wood
11. Insulation
12. Cardboard packaging
13. Pallets
14. Windows and glazing materials
15. All miscellaneous metals (as in steel support frames for filing equipment)
16. All other finish and construction materials.

E. If any waste materials encountered during the demolition or construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCBs) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with Federal and state laws and requirements concerning hazardous waste.

F. In addition to providing "one time" removal and recycling of large scale demolition items such as carpeting or drywall, the Lessor shall provide continuous facilities for the recycling of incidental construction waste during the initial construction.

G. Construction materials recycling records shall be maintained by the Lessor and shall be accessible to the LCO. Records shall include materials recycled or land-filled, quantity, date, and identification of hazardous wastes.

3.07 WOOD PRODUCTS (SEP 2013)

A. For all new installations of wood products, the Lessor is encouraged to use independently certified forest products. For information on certification and certified wood products, refer to the Forest Certification Resource Center (www.certifiedwood.org), the Forest Stewardship Council United States (www.fscus.org), or the Sustainable Forestry Initiative (www.sfiprograms.org).

B. New installations of wood products used under this contract shall not contain wood from endangered wood species, as listed by the Convention on International Trade in Endangered Species. The list of species can be found at WWW.CITES.ORG/ENG/RESOURCES/SPECIES.HTML.

C. Particle board, strawboard, and plywood materials shall comply with Department of Housing and Urban Development (HUD) standards for formaldehyde emission controls. Plywood materials shall not emit formaldehyde in excess of 0.2 parts per million (ppm), and particleboard materials shall not emit formaldehyde in excess of 0.3 ppm.

D. All materials comprised of combustible substances, such as wood plywood and wood boards, shall be treated with fire retardant chemicals by a pressure impregnation process or other methods that treats the materials throughout as opposed to surface treatment.

3.08 ADHESIVES AND SEALANTS (AUG 2008)

All adhesives employed on this project (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall be those with the lowest possible volatile organic compounds (VOC) content below 20 grams per liter and which meet the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no formaldehyde or heavy metals. Adhesives and other materials used for the installation of carpets shall be limited to those having a flash point of 140 degrees F or higher.

3.09 BUILDING SHELL REQUIREMENTS (SEP 2013)

A. The Building Shell shall be designed, constructed, and maintained in accordance with the standards set forth herein and completed prior to acceptance of Space. For pricing, fulfillment of all requirements not specifically designated as TIs, Building Specific Amortized Capital, Operating Costs, or other rent components as indicated shall be deemed included in the Shell Rent.

B. Base structure and Building enclosure components shall be complete. All common areas accessible by the Government, such as lobbies, fire egress corridors and stairwells, elevators, garages, and service areas, shall be complete. Restrooms shall be complete and operational. All newly installed Building shell components, including but not limited to, heating, ventilation, and air conditioning (HVAC), electrical, ceilings, sprinklers, etc., shall be furnished, installed, and coordinated with TIs. Circulation corridors are provided as part of the base Building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor(s) necessary to meet code is provided as part of the shell.

3.10 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (JUN 2012)

A. The Lessor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Lessor under this contract. The Lessor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, or other services.

B. THE LESSOR REMAINS SOLELY RESPONSIBLE FOR DESIGNING, CONSTRUCTING, OPERATING, AND MAINTAINING THE LEASED PREMISES IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE LEASE. The Government retains the right to review and approve many aspects of the Lessor's design, including without limitation, review of the Lessor's design and construction drawings, shop drawings, product data, finish samples, and completed base building and TI construction. Such review and approval is intended to identify potential design flaws, to minimize costly misdirection of effort, and to assist the Lessor in its effort to monitor whether such design and construction comply with applicable laws and satisfy all Lease requirements.

C. Neither the Government's review, approval or acceptance of, nor payment through rent of the services required under this contract, shall be construed to operate as a waiver of any rights under this contract or of any cause of action arising out of the performance of this contract, and the Lessor shall be and remain liable to the Government in accordance with applicable law for all damages to the Government caused by the Lessor's negligent performance of any of the services required under this Lease.

D. Design and construction and performance information is contained throughout several of the documents which comprise this Lease. The Lessor shall provide to space planners, architects, engineers, construction contractors, etc., all information required whether it is found in this Lease, special requirements and attachments, price lists, or design intent drawings. Reliance upon one of these documents to the exclusion of any other may result in an incomplete understanding of the scope of the work to be performed and/or services to be provided.

3.11 QUALITY AND APPEARANCE OF BUILDING (JUN 2012)

The Building in which the Premises are located shall be designed, built and maintained in good condition and in accordance with the Lease requirements. If not new or recent construction, the Building shall have undergone by occupancy, modernization, or adaptive reuse for office space with modern conveniences. The Building shall be compatible with its surroundings. Overall, the Building shall project a professional and aesthetically pleasing appearance including an attractive front and entrance way.

3.12 VESTIBULES (APR 2011)

A. Vestibules shall be provided at public entrances and exits wherever weather conditions and heat loss are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.

B. The Lessor shall provide permanent entryway systems (such as grilles or grates) to control dirt and particulates from entering the Building at all primary exterior entryways.

3.13 MEANS OF EGRESS (MAY 2015)

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

C. Interlocking or scissor stairs located on the floor(s) where Space is located shall only count as one exit stair.

D. A fire escape located on the floor(s) where Space is located shall not be counted as an approved exit stair.

E. Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101 or the IBC.

3.14 AUTOMATIC FIRE SPRINKLER SYSTEM (SEP 2013)

(b) (5)

3.15 FIRE ALARM SYSTEM (SEP 2013)

(b) (5)

3.16 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)

A. Energy-related Requirements:

1. The Energy Independence and Security Act (EISA) establishes the following requirements for Government Leases in Buildings that have not earned the ENERGY STAR® Label conferred by the Environmental Protection Agency (EPA) within one year prior to the due date for final proposal revisions ("most recent year").

2. If this Lease was awarded under any of EISA's Section 435 statutory exceptions, the Lessor shall either:

a. Earn the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); or

b. (i) Complete energy efficiency and conservation improvements if any, agreed to by Lessor in lieu of earning the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); and

(ii) Obtain and publicly disclose the Building's current ENERGY STAR® score (using EPA's Portfolio Manager tool), unless the Lessor cannot access whole building utility consumption data, or there is no building category within Portfolio Manager to benchmark against, including spaces—

- I. That are located in States with privacy laws that provide that utilities shall not provide such aggregated information to multitenant building owners; and
- II. For which tenants do not provide energy consumption information to the commercial building owner in response to a request from the building owner. (A Federal agency that is a tenant of the space shall provide to the building owner, or authorize the owner to obtain from the utility, the energy consumption information of the space for the benchmarking and disclosure required by this subparagraph D).

- III. That cannot be benchmarked (scored) using EPA's Portfolio Manager tool because of excessive vacancy; in which case Lessor agrees to obtain the score and publicly disclose it within 120 days of the eligibility to obtain a score using the EPA Portfolio Manager tool.

Note: "public disclosure" means posting the Energy Star® score on state or local websites in those areas that have applicable disclosure mandates, and reporting the score to the Government via Portfolio Manager. In the absence of an applicable state or local disclosure mandate, Lessor shall either generate and display the Energy Star® score in a public space at the building location or post the score on Lessor's or Lessor's Parent/Affiliate website.

3. If this Lease was awarded to a Building to be built or to a Building predominantly vacant as of the due date for final proposal revisions and was unable to earn the ENERGY STAR® label for the most recent year (as defined above) due to insufficient occupancy, but was able to demonstrate sufficient evidence of capability to earn the ENERGY STAR® label, then Lessor must earn the ENERGY STAR® label within 18 months after occupancy by the Government.

4. The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.

B. Hydrology-related Requirements:

1. Per EISA Section 438, the sponsor of any development or redevelopment project involving a Federal facility with a footprint that exceeds 5,000 square feet shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the Property with regard to the temperature, rate, volume, and duration of flow. If the Lessor proposes to satisfy the Government's space requirements through a development or redevelopment project, and the Government will be the sole or predominant tenant such that any other use of the Property will be functionally or quantitatively incidental to the Government's use, the Lessor is required to implement hydrology maintenance and restoration requirements as required by EISA Section 438.

- a. For the purposes of applying EISA Section 438 in this lease, "sponsor" shall mean "Lessor", and "exceeds 5,000 square feet" shall mean construction that disturbs 5,000 square feet or more of land area at the Property or on adjoining property to accommodate the Government's requirements, or at the Property for whatever reason. Information regarding implementation of the hydrology maintenance and restoration requirements can be found at: <http://www.epa.gov/greeningepa/technical-guidance-implementing-stormwater-runoff-requirements-federal-projects>

b. Lessor is required to implement these hydrology maintenance and restoration requirements to the maximum extent technically feasible, prior to acceptance of the Space, (or not later than one year after the Lease Award Date or Lease Term Commencement Date, whichever is later, of a succeeding or superseding Lease). Additionally, this Lease requires EISA Section 438 storm water compliance not later than one year from the date of any applicable disturbance (as defined in EISA Section 438) of more than 5,000 square feet of ground area if such disturbance occurs during the term of the Lease if the Government is the sole or predominant tenant. In the event the Lessor is required to comply with EISA Section 438, Lessor shall furnish the Government, prior to the filing for permits for the associated work, with a certification from Lessor's engineer that the design meets the hydrology maintenance and restoration requirements of EISA Section 438.

3.17 ELEVATORS (SEP 2013) INTENTIONALLY DELETED

3.18 BUILDING DIRECTORY (APR 2011)

A tamper-proof directory with lock shall be provided in the Building lobby listing the Government agency. It must be acceptable to the LCO.

3.19 FLAGPOLE (SEP 2013) INTENTIONALLY DELETED

3.20 DEMOLITION (JUN 2012)

The Lessor shall remove existing abandoned electric, telephone, and data cabling and devices, as well as any other improvements or fixtures in place to accommodate the Government's requirements. Any demolition of existing improvements that is necessary to satisfy the Government's layout shall be done at the Lessor's expense.

3.21 ACCESSIBILITY (FEB 2007)

The Building, leased Space, and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply.

3.22 CEILINGS (APR 2015)

A complete acoustical ceiling system (which includes grid and lay-in tiles or other Building standard ceiling system as approved by the LCO) throughout the Space and Premises shall be required. The acoustical ceiling system shall be furnished, installed, and coordinated with TIs.

A. Ceilings shall be at a minimum 9 feet and 0 inches and no more than 12 feet and 0 inches measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided. Ceilings shall be uniform in color and appearance throughout the Space, with no obvious damage to tiles or grid.

B. Prior to closing the ceiling, the Lessor shall coordinate with the Government for the installation of any items above the ceiling.

C. Should the ceiling be installed in the Space prior to construction of the TIs, then the Lessor shall be responsible for all costs in regard to the disassembly, storage during construction, and subsequent re-assembly of any of the ceiling components which may be required to complete the TIs. The Lessor shall also bear the risk for any damage to the ceiling or any components thereof during the construction of the TIs.

D. Ceilings shall be a flat plane in each room and shall be suspended and finished as follows unless an alternate equivalent is pre-approved by the LCO:

1. Restrooms. Plastered or spackled and taped gypsum board.
2. Offices and conference rooms. Mineral and acoustical tile or lay in panels with textured or patterned surface and tegular edges or an equivalent pre-approved by the LCO. Tiles or panels shall contain a minimum of 30% recycled content.
3. Corridors and eating/galley areas. Plastered or spackled and taped gypsum board or mineral acoustical tile.

E. Intentionally Deleted

3.23 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)

A. Exterior Building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to TIs.

B. Exterior doors shall be weather tight and shall open outward.

(b) (5)

C. Exterior doors and all common area doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall or floor mounted) and silencers. All public use doors and restroom doors shall be equipped with kick plates. All doors shall have automatic door closers. All Building exterior doors shall have locking devices installed to reasonably deter unauthorized entry.

3.24 DOORS: IDENTIFICATION (APR 2011)

All signage required in common areas unrelated to tenant identification shall be provided and installed by the Lessor.

3.25 WINDOWS (APR 2011)

A. Office Space shall have windows in each exterior bay unless waived by the LCO.

B. All windows shall be weather tight. Operable windows that open shall be equipped with locks. Off-street, ground-level windows and those accessible from fire escapes, adjacent roofs, and other structures that can be opened must be fitted with a sturdy locking device. Windows accessible from fire escapes must be readily operable from the inside of the Building.

3.26 PARTITIONS: GENERAL (APR 2015)

Partitions in public areas shall be marble, granite, hardwood, or drywall covered with durable wall covering or high performance coating, or equivalent pre-approved by the LCO. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

3.27 PARTITIONS: PERMANENT (APR 2015)

Permanent partitions shall extend from the structural floor slab to the structural ceiling slab. They shall be provided by the Lessor as part of shell rent as necessary to surround the Space, stairs, corridors, elevator shafts, restrooms, all columns, and janitor closets. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84). Stairs, elevators, and other floor openings shall be enclosed by partitions and shall have the fire resistance required by the applicable building code, fire code and ordinances adopted by the jurisdiction in which the Building is located (such as the International Building Code, etc.) current as of the Lease Award Date. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

3.28 INSULATION: THERMAL, ACOUSTIC, AND HVAC (SEP 2013)

A. All insulation products shall contain recovered materials as required by EPA's CPG and related recycled content recommendations.

B. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFCs), nor shall CFCs be used in the installation of the product.

C. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.

D. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578 91.

E. All insulation shall be low emitting with not greater than .05 ppm formaldehyde emissions.

F. The maximum flame spread and smoke developed index for insulation shall meet the requirements of the applicable local codes and ordinances (current as of the Lease Award Date) adopted by the jurisdiction in which the Building is located.

3.29 WALL FINISHES – SHELL (SEP 2015)

A. All restrooms within the Building common areas of Government-occupied floors shall have 1) ceramic tile, recycled glass tile, or comparable wainscot from the finished floor to a minimum height of 4'-6" and 2) semigloss paint on remaining wall areas, or other finish approved by the Government.

B. All elevator areas that access the Space and hallways accessing the Space shall be covered with wall coverings not less than 20 ounces per square yard, high performance paint, or an equivalent.

3.30 PAINTING – SHELL (JUN 2012)

A. The Lessor shall bear the expense for all painting associated with the Building shell. These areas shall include all common areas. Exterior perimeter walls and interior core walls within the Space shall be spackled and prime painted with low VOC primer. If any Building shell areas are already painted prior to TIs, then the Lessor shall repaint, at the Lessor's expense, as necessary during TIs.

B. The costs for cyclical painting requirements as outlined in Section 6 shall be included in the shell rent.

3.31 FLOORS AND FLOOR LOAD (APR 2015)

A. All adjoining floor areas shall be of a common level not varying more than 1/4 inch over a 10-foot horizontal run in accordance with the American Concrete Institute standards, non-slip, and acceptable to the LCO.

B. Under-floor surfaces shall be smooth and level. Office areas shall have a minimum live load capacity of 50 pounds per ABOA SF plus 20 pounds per ABOA SF for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per ABOA SF, including moveable partitions. Lessor may be required to provide a report by a registered structural engineer showing the floor load capacity, at the Lessor's expense. Calculations and structural drawings may also be required.

C. Intentionally Deleted.

3.32 FLOOR COVERING AND PERIMETERS – SHELL (SEP 2013)

A. Exposed interior floors in primary entrances and lobbies shall be marble, granite, or terrazzo. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be high-grade carpet, marble, granite, or terrazzo. Resilient flooring shall be used in telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, vinyl, marble, or carpet base.

B. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry tile shall be used in all restroom and service areas of Government-occupied floors.

C. Any alternate flooring must be pre-approved by the LCO.

D. The costs for cyclical carpet replacement requirements as outlined in Section 6 shall be included in the shell rent.

3.33 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)

The Lessor shall provide and operate all Building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in office Space.

3.34 BUILDING SYSTEMS (APR 2011)

Whenever requested, the Lessor shall furnish to GSA as part of shell rent, a report by a registered professional engineer(s) showing that the Building and its systems as designed and constructed will satisfy the requirements of this Lease.

3.35 ELECTRICAL (JUN 2012)

A. The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances. When codes conflict, the more stringent standard shall apply. Main service facilities shall be enclosed. The enclosure may not be used for storage or other purposes and shall have door(s) fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch.

(b) (5)

B. Main power distribution switchboards and distribution and lighting panel boards shall be circuit breaker type with copper buses that are properly rated to provide the calculated fault circuits. All power distribution panel boards shall be supplied with separate equipment ground buses. All

power distribution equipment shall be required to handle the actual specified and projected loads and 10 percent spare load capacity. Distribution panels are required to accommodate circuit breakers for the actual calculated needs and 10 percent spare circuits that will be equivalent to the majority of other circuit breakers in the panel system. Fuses and circuit breakers shall be plainly marked or labeled to identify circuits or equipment supplied through them.

C. Convenience outlets shall be installed in accordance with NFPA Standard 70, National Electrical Code, or local code, whichever is more stringent. The Lessor shall provide duplex utility outlets in restrooms, corridors, and dispensing areas.

3.36 ~~ADDITIONAL ELECTRICAL CONTROLS (JUN 2012)~~ INTENTIONALLY DELETED

3.37 PLUMBING (JUN 2012)

The Lessor shall include the cost of plumbing in common areas. Hot and cold water risers and domestic waste and vent risers, installed and ready for connections that are required for TIs, shall be included in the shell rent.

3.38 DRINKING FOUNTAINS (APR 2011)

On each floor of Government-occupied Space, the Lessor shall provide a minimum of two drinking fountains with chilled potable water within 200 feet of travel from any Government-occupied area on the floor. The fountains shall comply with Section F211 of the Architectural Barriers Act Accessibility Standard.

3.39 RESTROOMS (SEP 2013)

A. If this Lease is satisfied by new construction or major alterations, Lessor shall provide water closets, sinks and urinals on each floor that is partially or fully occupied by the government per the following schedule. The schedule is per floor and based on a density of one person for each 135 ABOA SF of office Space, allocated as 50% women and 50% men. If major alterations to the restrooms occur during the term of this Lease, the number of fixtures then must meet the schedule as part of the major alterations.

ESTIMATED TOTAL NUMBER OF PEOPLE PER FLOOR			(WOMEN'S) WATER CLOSETS	(WOMEN'S) SINKS	(MEN'S) WATER CLOSETS	(MEN'S) URINALS	(MEN'S) SINKS
1	to	8	2	1	1	1	1
9	to	24	3	2	2	1	1
25	to	36	3	2	2	1	2
37	to	56	5	3	3	2	2
57	to	75	6	4	4	2	2
76	to	96	6	5	4	2	3
97	to	119	7	5	5	2	3
120	to	134	9	5	6	3	4
Above 135			3/40	1/24	1/20	1/40	1/30

B. If no new construction or major renovation of a restroom is occurring, compliance with local code is sufficient. Separate restroom facilities for men and women shall be provided in accordance with local code or ordinances, on each floor occupied by the Government in the Building. The facilities shall be located so that employees will not be required to travel more than 200 feet on one floor to reach the restrooms. Each restroom shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's room), and hot (set in accordance with applicable building codes) and cold water. Water closets and urinals shall not be visible when the exterior door is open.

C. Each main restroom shall contain the following:

1. A mirror and shelf above the lavatory.
2. A toilet paper dispenser in each water closet stall that will hold at least two rolls and allow easy, unrestricted dispensing.
3. A coat hook on the inside face of the door to each water closet stall and on several wall locations by the lavatories.
4. At least one modern automatic hand dryer, soap dispenser, and waste receptacle for every two lavatories.
5. A coin-operated sanitary napkin dispenser in women's restrooms with a waste receptacle in each water closet stall.
6. A disposable toilet seat cover dispenser.
7. A counter area of at least 2 feet, 0 inches in length, exclusive of the lavatories (however, it may be attached to the lavatories) with a mirror above and a ground-fault interrupter-type convenience outlet located adjacent to the counter area. The counter should be installed to minimize pooling or spilling of water at the front edge.
8. A floor drain.
9. For new installations and major renovations, restroom partitions shall be made from recovered materials as listed in EPA's CPG.

3.40 PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011)

For new installations and whenever plumbing fixtures are being replaced (replacement per floor is required prior to Lease commencement in all instances of nonconformance where the Government occupies the full floor):

A. Water closets must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized.

- B. Urinals must conform to EPA WaterSense or fixtures with equivalent flush volumes must be utilized. Waterless urinals are acceptable.
- C. Faucets must conform to EPA WaterSense or fixtures with equivalent flow rates must be utilized.

Information on EPA WaterSense fixtures can be found at <http://www.epa.gov/watersense/>.

3.41 JANITOR CLOSETS (SEP 2015)

Janitor closets shall meet all local codes and ordinances. When not addressed by local code, Lessor shall provide containment drains plumbed for appropriate disposal of liquid wastes in spaces where water and chemical concentrate mixing occurs for maintenance purposes. Disposal is not permitted in restrooms.

3.42 HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (SEP 2013)

- A. Central HVAC systems shall be installed and operational, including, as appropriate, main and branch lines, VAV boxes, dampers, flex ducts, and diffusers, for an open office layout, including all Building common areas. The Lessor shall provide conditioned air through medium pressure duct work at a rate of .75 cubic feet per minute per ABOA SF and systems shall be designed with sufficient systems capacity to meet all requirements in this Lease.
- B. Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled.
- C. Equipment Performance. Temperature control for office Spaces shall be provided by concealed central heating and air conditioning equipment. The equipment shall maintain Space temperature control over a range of internal load fluctuations of plus 0.5 W/SF to minus 1.5 W/SF from initial design requirements of the tenant.
- D. Ductwork Re-use and Cleaning. Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.
- E. During working hours in periods of heating and cooling, ventilation shall be provided in accordance with the latest edition of American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) Standard 62.1, Ventilation for Acceptable Indoor Air Quality.
- F. Air filtration shall be provided and maintained with filters having a minimum efficiency rating as determined by the latest edition of ASHRAE Standard 52.2, Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size. Pre-filters shall have a Minimum Efficiency Reporting Value (MERV) efficiency of 8. Final filters shall have a MERV efficiency of 13.
- G. Restrooms shall be properly exhausted, with a minimum of 10 air changes per hour.
- H. Intentionally Deleted.

3.43 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015)

(b) (5)

3.44 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)

(b) (5)

(b) (5)

3.45 LIGHTING: INTERIOR AND PARKING - SHELL (SEP 2013)

NOTE: FOR PRICING ESTIMATING PURPOSES, FIXTURES WILL BE INSTALLED AT THE AVERAGE RATIO OF 1 FIXTURE PER 80 ABOA SF.

A. **INTERIOR FIXTURES:** High efficiency T-8, T-5, or LED light fixtures (and associated ballasts or drivers) shall be installed as either ceiling grid or pendant mounted for an open-office plan. Ceiling grid fixtures shall be either 2' wide by 4' long or 2' wide by 2' long. Lessor shall provide, as part of Shell Rent, a minimum overall lighting fixture efficiency of 85 percent. Lamps shall maintain a uniform color level throughout the lease term.

B. **LIGHTING LEVELS:** Fixtures shall have a minimum of two tubes and shall provide 50 foot-candles at desktop level (30" above finished floor) with a maximum uniformity ratio of 1.5:1. Lessor shall provide, as part of Shell Rent, 10 average foot-candles in all other Building areas within the Premises with a uniformity ratio of 4:1. Emergency egress lighting levels shall be provided in accordance with the local applicable building codes (but not less than 1 foot-candle) by either an onsite emergency generator or fixture mounted battery packs.

C. **POWER DENSITY:**

Existing Buildings: The maximum fixture power density shall not exceed 1.4 watts per ABOA SF.

New Construction: The maximum fixture power density shall not exceed 1.1 watts per ABOA SF.

D. **DAYLIGHTING CONTROLS:** If the Lease is more than 10,000 ABOA SF, the Lessor shall provide daylight dimming controls in atriums or within 15 feet of windows and skylights where daylight can contribute to energy savings. Daylight harvesting sensing and controls shall be either integral to the fixtures or ceiling mounted and shall maintain required lighting levels in work spaces.

E. **OCCUPANCY/VACANCY SENSORS:** The Lessor shall provide ceiling mount occupancy sensors, or vacancy sensors (preferred), or scheduling controls through the building automation system (BAS) throughout the Space in order to reduce the hours that the lights are on when a particular space is unoccupied. No more than 1,000 square feet shall be controlled by any one sensor. Occupancy sensors in enclosed rooms shall continue to operate after the BAS has shutdown the building at the end of the workday.

F. **BUILDING PERIMETER:**

1. Exterior parking areas, vehicle driveways, pedestrian walks, and the Building perimeter lighting levels shall be designed per Illuminating Engineering Society (IES) standards. Provide 5 foot-candles for doorway areas, 3 foot-candles for transition areas and at least 5 foot-candles throughout the parking lot. Parking lot fixtures shall provide a maximum to minimum uniformity ratio of 10:1.

2. If the leased space is 100 percent occupied by Government tenants, all exterior parking lot fixtures shall be "Dark Sky" compliant with no property line trespass.

G. **PARKING STRUCTURES:** The minimum illuminance level for parking structures is 5 foot-candles as measured on the floor with a uniformity ratio of 10:1.

H. **PARKING SENSORS:** If the leased space is 100 percent occupied by Government tenants, exterior parking area and parking structure lighting shall be sensor or BAS controlled in order that it may be programmed to produce reduced lighting levels during non use. This non-use time period will normally be from 11:00 pm to 6:00 am.

I. **EXTERIOR POWER BACKUP:** Exterior egress, walkway, parking lot, and parking structure lighting must have emergency power backup to provide for safe evacuation of the Building.

3.46 ACOUSTICAL REQUIREMENTS (JUN 2012)

A. **Reverberation Control.** Private office and conference rooms using suspended acoustical ceilings shall have a noise reduction coefficient (NRC) of not less than 0.65 in accordance with ASTM C-423. Open office using suspended acoustical ceilings shall have an NRC of not less than 0.75. Private offices, conference rooms, and open offices using acoustical cloud or acoustical wall panels with a minimum of 70% coverage shall have an NRC of not less than 0.85.

B. **Ambient Noise Control.** Ambient noise from mechanical equipment shall not exceed noise criteria curve (NC) 35 in accordance with the ASHRAE Handbook of Fundamentals in offices and conference rooms; NC 40 in corridors, cafeterias, lobbies, and restrooms; NC 50 in other spaces.

C. **Noise Isolation.** Rooms separated from adjacent spaces by ceiling high partitions (not including doors) shall not be less than the following noise isolation class (NIC) standards when tested in accordance with ASTM E-336:

Conference rooms: NIC 40

Offices: NIC 35

D. Testing. The LCO may require, at Lessor's expense, test reports by a qualified acoustical consultant showing that acoustical requirements have been met.

3.47 ~~SECURITY FOR NEW CONSTRUCTION (NOV 2005) INTENTIONALLY DELETED~~

3.48 ~~SEISMIC SAFETY FOR NEW CONSTRUCTION (SEP 2012) INTENTIONALLY DELETED~~

3.49 ~~FIRE PROTECTION FOR NEW CONSTRUCTION (APR 2015) INTENTIONALLY DELETED~~

3.50 ~~LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR NEW CONSTRUCTION (LEED-NC) (SEP 2013) INTENTIONALLY DELETED~~

3.51 ~~LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR COMMERCIAL INTERIORS (LEED-CI) (SEP 2013) INTENTIONALLY DELETED~~

3.52 ~~INDOOR AIR QUALITY DURING CONSTRUCTION (SEP 2013)~~

A. The Lessor shall provide to the Government material safety data sheets (MSDS) or other appropriate documents upon request, but prior to installation or use for the following products, including but not limited to, adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finishes for wood surfaces, janitorial cleaning products, and pest control products.

B. The LCO may eliminate from consideration products with significant quantities of toxic, flammable, corrosive, or carcinogenic material and products with potential for harmful chemical emissions. Materials used often or in large quantities will receive the greatest amount of review.

C. All MSDS shall comply with Occupational Safety and Health Administration (OSHA) requirements. The Lessor and its agents shall comply with all recommended measures in the MSDS to protect the health and safety of personnel.

D. To the greatest extent possible, the Lessor shall sequence the installation of finish materials so that materials that are high emitters of volatile organic compounds (VOCs) are installed and allowed to cure before installing interior finish materials, especially soft materials that are woven, fibrous, or porous in nature, that may adsorb contaminants and release them over time.

E. Where demolition or construction work occurs adjacent to occupied Space, the Lessor shall erect appropriate barriers (noise, dust, odor, etc.) and take necessary steps to minimize interference with the occupants. This includes maintaining acceptable temperature, humidity, and ventilation in the occupied areas during window removal, window replacement, or similar types of work.

F. HVAC during Construction: If air handlers are used during construction, the Lessor shall provide filtration media with a MERV of 8 at each return air grill, as determined by the latest edition of ASHRAE Standard 52.2, Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size. The permanent HVAC system may be used to move both supply and return air during the construction process only if the following conditions are met:

1. A complete air filtration system with 60 percent efficiency filters is installed and properly maintained;
2. No permanent diffusers are used;
3. No plenum type return air system is employed;
4. The HVAC duct system is adequately sealed to prevent the spread of airborne particulate and other contaminants; and
5. Following the Building "flush out," all duct systems are vacuumed with portable high-efficiency particulate arrestance (HEPA) vacuums and documented clean in accordance with National Air Duct Cleaners Association (NADCA) specifications.

G. Flush-Out Procedure:

1. A final flush-out period of 72 hours minimum is required after installation of all interior finishes and before occupancy of the Space. The Lessor shall ventilate 24 hours a day, with new filtration media at 100% outdoor air (or maximum outdoor air while achieving a relative humidity not greater than 60%).

2. After the 3-day period the Space may be occupied; however, the flush-out must continue for 30 days using the maximum percentage of outdoor air consistent with achieving thermal comfort and humidity control.

3. Any deviation from this ventilation plan must be approved by the LCO.

4. The Lessor is required to provide regularly occupied areas of the Space with new air filtration media before occupancy that provides a MERV of 13 or better.

5. During construction, meet or exceed the recommended design approaches of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for Occupied Buildings Under Construction, 1995, Chapter 3.

6. Protect stored onsite and installed absorptive materials from moisture damage.

3.53 SYSTEMS COMMISSIONING (APR 2011)

The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. The commissioning shall cover only work associated with TIs or alterations or at a minimum: heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, lighting controls, and domestic hot water systems.

3.54 ~~DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS — LEASE (SEP 2014) INTENTIONALLY DELETED~~

3.55 ~~NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS — LEASE (SEP 2014) INTENTIONALLY DELETED~~

SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES

4.01 SCHEDULE FOR COMPLETION OF SPACE (SEP 2015)

Design and construction activities for the Space shall commence upon Lease award. The Lessor shall schedule the following activities to achieve timely completion of the work required by this Lease:

A. Lessor-Provided Design Intent Drawings (DIDs): The Lessor must submit to GSA, as part of the shell cost, complete DIDs conforming to the requirements of this Lease and other Government-supplied information related to the tenant agency's interior build-out requirements not later than **20 Working Days** following the Lease Award Date, provided that the Government supplies such information and direction as reasonably required for Lessor to timely complete DIDs. The Government (GSA and the tenant agency) shall attend two meetings at the Lessor's request for the purpose of providing information and direction in the development of DIDs. The Lessor should anticipate at least two submissions of DIDs before receiving approval. At the sole discretion of the Government, the Lessor may be required to submit a budget proposal based on the TIs and associated work as shown on the DIDs. This budget proposal shall be completed within **15 Working Days** of the Government's request.

B. DIDs. For the purposes of this Lease, DIDs are defined as fully dimensioned drawings of the leased Space that reflect all Lease requirements provided by the Government sufficient for the preparation of construction documents (CDs), including, but not limited to:

1. Generic furniture layout, wall, door, and built-in millwork locations;
2. Telephone, electrical, and data outlet types and locations;
3. Information necessary for calculation of electrical and HVAC loads;
4. Work related to security requirements; and
5. All finish selections.

C. Government review and approval of Lessor-provided DIDs: The Government must notify the Lessor of DID approval not later than **15 Working Days** following submission of DIDs conforming to the requirements of this Lease as supplied by the Government. Should the DIDs not conform to these requirements, the Government must notify the Lessor of such non-conformances within the same period; however, the Lessor shall be responsible for any delay to approval of DIDs occasioned by such non-conformance. The Government's review and approval of the DIDs is limited to conformance to the specific requirements of the Lease as they apply to the Space.

D. The Lessor's preparation and submission of construction documents (CDs): The Lessor as part of the TI must complete CDs conforming to the approved DIDs not later than **15 Working Days** following the approval of DIDs. The pricing for this work is included under the A/E fees established under Section 1 of the Lease. If during the preparation of CDs the Lessor becomes aware that any material requirement indicated in the approved DIDs cannot be reasonably achieved, the Lessor shall promptly notify GSA, and shall not proceed with completion of CDs until direction is received from the LCO. The LCO shall provide direction within **15 Working Days** of such notice, but the Government shall not be responsible for delays to completion of CDs occasioned by such circumstances. For the purpose of this paragraph, a "material requirement" shall mean any requirement necessary for the Government's intended use of the Space as provided for in, or reasonably inferable from, the Lease and the approved DIDs (e.g., number of workstations and required adjacencies).

E. Government review of CDs: The Government shall have **15 Working Days** to review the final CDs before Lessor proceeds to prepare a TI price proposal for the work described in the CDs. At any time during this period of review, the Government shall have the right to require the Lessor to modify the CDs to enforce conformance to Lease requirements and the approved DIDs.

F. The Lessor's preparation and submission of the TI price proposal: The Lessor shall prepare and submit a complete TI price proposal in accordance with this Lease within **15 Working Days** following the end of the Government CD review period.

G. Intentionally Deleted

H. Negotiation of TI and BSAC price proposals and issuance of notice to proceed (NTP): The Government shall issue NTP within **20 Working Days** following the submission of the TI and BSAC price proposals, unless these have been priced as turnkey, provided that price proposals conform to the requirements of the Lease and the parties negotiate a fair and reasonable price.

I. Construction of TIs and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than **80 Working days** following issuance of NTP.

4.02 CONSTRUCTION DOCUMENTS (SEP 2012)

The Lessor's CDs shall include all mechanical, electrical, plumbing, fire protection, life safety, lighting, structural, security, and architectural improvements scheduled for inclusion into the Space. CDs shall be annotated with all applicable specifications. CDs shall also clearly identify TIs already in place and the work to be done by the Lessor or others. Notwithstanding the Government's review of the CDs, the Lessor is solely responsible and liable for their technical accuracy and compliance with all applicable Lease requirements.

4.03 TENANT IMPROVEMENTS PRICE PROPOSAL (SEP 2015)

A. The Lessor's TI price proposal shall be supported by sufficient cost or pricing data to enable the Government to evaluate the reasonableness of the proposal, or documentation that the Proposal is based upon competitive proposals (as described in the "Tenant Improvements Pricing Requirements" paragraph) obtained from entities not affiliated with the Lessor. Any work shown on the CDs that is required to be included in the Building shell rent or already priced as BSAC shall be clearly identified and excluded from the TI price proposal. After negotiation and acceptance of the TI price, GSA shall issue a NTP to the Lessor.

B. Under the provisions of FAR Subpart 15.4, the Lessor shall submit a TI price proposal with information that is adequate for the Government to evaluate the reasonableness of the price or determining cost realism for the TIs within the time frame specified in this section. The TI price proposal shall use the fee rates specified in the "Tenant Improvement Fee Schedule" paragraph of this Lease. The Lessor shall exclude from the TI price proposal all costs for fixtures and/or other TIs already in place, provided the Government has accepted same. However, the Lessor will be reimbursed for costs to repair or improve the fixture(s) and/or any other improvements already in place. The Lessor must provide certified cost or pricing data for TI proposals exceeding the threshold in FAR 15.403-4, to establish a fair and reasonable price. For TI proposals that do not exceed the threshold in FAR 15.403-4, the Lessor shall submit adequate documentation to support the reasonableness of the price proposal as determined by the LCO.

C. The TIs scope of work includes the Lease, the DIDs, the CDs, and written specifications. In cases of discrepancies, the Lessor shall immediately notify the LCO for resolution. All differences will be resolved by the LCO in accordance with the terms and conditions of the Lease.

D. In lieu of requiring the submission of detailed cost or pricing data as described above, the Government (in accordance with FAR 15.403) is willing to negotiate a price based upon the results of a competitive proposal process. A minimum of two qualified General Contractors (GCs) shall be invited by the Lessor to participate in the competitive proposal process. Each participant shall compete independently in the process. In the absence of sufficient competition from the GCs, a minimum of two qualified subcontractors from each trade of the Tenant Improvement Cost Summary (TICS) Table (described below) shall be invited to participate in the competitive proposal process.

E. Each TI proposal shall be (1) submitted by the proposed General Contractors (or subcontractors) using the TICS Table in CSI Masterformat; (2) reviewed by the Lessor prior to submission to the Government to ensure compliance with the scope of work (specified above) and the proper allocation of shell and TI costs; and (3) reviewed by the Government. General Contractors shall submit the supporting bids from the major subcontractors along with additional backup to the TICS Table in a format acceptable to the Government. Backup will follow the TICS table Master format cost elements and be to level 5 as described in P-120, Project Estimating Requirements for the Public Buildings Service.

F. Unless specifically designated in this Lease as a TI or BSAC cost, all construction costs shall be deemed to be included in the Shell Rent. Any costs in the GC's proposal for Building shell items shall be clearly identified on the TICS Table separately from the TI costs.

G. The Government reserves the right to determine if bids meet the scope of work, that the price is reasonable, and that the Lessor's proposed contractors are qualified to perform the work. The Government reserves the right to reject all bids at its sole discretion. The Government reserves the right to attend or be represented at all negotiation sessions between the Lessor and potential contractors.

H. The Lessor shall demonstrate to the Government that best efforts have been made to obtain the most competitive prices possible, and the Lessor shall accept responsibility for all prices through direct contracts with all contractors. The LCO shall issue to the Lessor a NTP with the TIs upon the Government's sole determination that the Lessor's proposal is acceptable. The Lessor shall complete the work within the time frame specified in this section of the Lease.

4.04 BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2015)

The Lessor's BSAC price proposal shall be supported by sufficient cost or pricing data to enable the Government to evaluate the reasonableness of the proposal, or documentation that the Proposal is based upon competitive proposals. The pricing shall be submitted using the Security Unit Price List (SecUP).

4.05 GREEN LEASE SUBMITTALS (SEP 2015)

The Lessor shall submit to the LCO:

- A. Product data sheets for floor coverings, paints and wall coverings, ceiling materials, all adhesives, wood products, suite and interior doors, subdividing partitions, wall base, door hardware finishes, window coverings, millwork substrate and millwork finishes, lighting and lighting controls, and insulation to be used within the leased Space. This information must be submitted NO LATER THAN the submission of the DIDs, if applicable.
- B. MSDS or other appropriate documents upon request for products listed in the Lease.
- C. Re-use plan required in accordance with the "Existing Fit-out, Salvaged, or Re-used Building Material" paragraph in the Lease.
- D. Any waiver needed when not using materials from the CPG and RMAN lists of acceptable products in accordance with the "Recycled Content Products" paragraph in the Lease.
- E. Radon test results as may be required by the "Radon in Air" and "Radon in Water" paragraphs in the Lease.
- F. Construction waste management plan: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

- G. Building recycling service plan: A Building recycling service plan with floor plans annotating recycling area(s) as part of DIDs, if applicable, to be reflected on the CD submission.
- H. A signed statement from the Lessor for the leased Space explaining how all HVAC systems serving the leased Space will achieve the desired ventilation of the Space during the flush-out period called for in the Lease.
- I. A written commissioning plan submitted to the LCO prior to the completion of DIDs, if applicable, that includes:
1. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and
 2. A description of how commissioning requirements will be met and confirmed.
- J. Intentionally Deleted.
- K. Intentionally Deleted.

4.06 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (APR 2011)

The Lessor shall furnish a detailed construction schedule (such as Critical Path Method) to the Government within 5 Working Days of issuance of the NTP. Such schedule shall also indicate the dates available for Government contractors to install telephone/data lines or equipment, if needed. Within 5 Working Days of NTP, the Lessor shall initiate a construction meeting. The Lessor will have contractor representatives including its architects, engineers, general contractor and sub-contractor representatives in attendance. The Lessor shall keep meeting minutes of discussion topics and attendance.

4.07 PROGRESS REPORTS (JUN 2012)

After start of construction, the Lessor shall submit to the LCO written progress reports at intervals of 5 Working Days. Each report shall include information as to the percentage of the work completed by phase and trade; a statement as to expected completion and occupancy dates; changes introduced into the work; and general remarks on such items as material shortages, strikes, weather, etc, that may affect timely completion. In addition, at the Government's discretion, the Lessor shall conduct meetings every two weeks to brief Government personnel and/or contractors regarding the progress of design and construction of the Space. The Lessor shall be responsible for taking and distributing minutes of these meetings.

4.08 CONSTRUCTION INSPECTIONS (SEP 2015)

- A. The LCO or the LCO's designated technical representative may periodically inspect construction work to review compliance with Lease requirements and approved DIDs, if applicable.
- B. Periodic reviews, witnessing of tests, and inspections by the Government shall not constitute approval of the Lessor's apparent progress toward meeting the Government's objectives but are intended to discover any information which the LCO may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor shall remain responsible for designing, constructing, operating, and maintaining the Building in full accordance with the requirements of the Lease.

4.09 ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (SEP 2013)

The Government shall have the right to access any space within the Building during construction for the purposes of performing inspections or installing Government furnished equipment. The Government shall coordinate the activity of Government contractors with the Lessor to minimize conflicts with and disruption to other contractors on site. Access shall not be unreasonably denied to authorized Government officials including, but not limited to, Government contractors, subcontractors, or consultants acting on behalf of the Government on this project.

4.10 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2015)

- A. Ten (10) Working Days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of Building shell and TIs conforming to this Lease and the approved DIDs, if applicable, is substantially complete, a Certificate of Occupancy (C of O) has been issued as set forth below, and the Building improvements necessary for acceptance as described in the paragraph "Building Improvements" are completed.
- B. The Space shall be considered substantially complete only if the Space may be used for its intended purpose, and completion of remaining work will not interfere unreasonably with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punch list generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.
- C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.
- D. The Government will not be required to accept space prior to the schedule outlined in this Lease.

4.11 LEASE TERM COMMENCEMENT DATE AND RENT RECONCILIATION (JUN 2012)

At acceptance, the Space shall be measured in accordance with the standards set forth in this Lease to determine the total ABOA SF in the Space. The rent for the Space will be adjusted based upon the measured ABOA square footage as outlined under the Payment clause of the General Clauses. At acceptance, the Lease term shall commence. The Lease Term Commencement Date, final measurement of the Premises, reconciliation of the annual rent, and amount of Commission Credit, if any, shall be memorialized by Lease Amendment.

4.12 AS-BUILT DRAWINGS (JUN 2012)

Not later than 20 days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted on CD-ROM. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO.

4.13 LIQUIDATED DAMAGES (JUN 2012) INTENTIONALLY DELETED

4.14 SEISMIC RETROFIT (SEP 2013) INTENTIONALLY DELETED

4.15 LESSOR'S PROJECT MANAGEMENT FEE (SEP 2013)

A. The Lessor's project management fee shall cover all of the Lessor's project management costs associated with the delivery of Tenant Improvements, including, but not limited to:

1. Legal fees
2. Travel costs
3. Insurance
4. Home office overhead and other indirect costs
5. Carrying costs, exclusive of the TI amortization rate. Carrying costs are those costs of capital incurred for the delivery of TI, for the period starting from Lessor's outlay of funds, until the Lease Term Commencement Date.
6. Municipal, county, or state fees (not related to sales tax)
7. TI proposal preparation costs
8. Lessor's labor costs related to the management of the TI build-out.

B. At a minimum, the Lessor shall be responsible for performing the following services in order to receive the project management fee:

1. Provide assistance and expertise to the Government project team in the form of coordination, management, and administration of the design and construction process;
2. Monitor performance of the general contractor and other contractors, control schedules, and oversee financial accounts;
3. Conduct and document design and construction project meetings;
4. Perform administrative tasks, including documentation, record keeping (issuing meeting minutes), and payment validation in addition to submittal and change order processing;
5. Maintain Request for Information (RFI), submittal, and change order logs; and
6. Provide technical expertise (e.g. testing, estimating, resolving claims, or responding to inquiries).

SECTION 5 TENANT IMPROVEMENT COMPONENTS

5.01 TENANT IMPROVEMENT REQUIREMENTS (SEP 2013)

The TIs shall be designed, constructed, and maintained in accordance with the standards set forth in this Lease. For pricing, only those requirements designated as TIs within this section, or designated as TIs within the attached agency requirements and Security Requirements, shall be deemed to be TI costs.

5.02 TENANT IMPROVEMENT SPECIFICATIONS (SEP 2015) INTENTIONALLY DELETED

5.03 FINISH SELECTIONS (SEP 2015)

The Lessor must consult with the Government prior to developing a minimum of three (3) finish options to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, and flooring. All samples provided must comply with specifications set forth elsewhere in this Lease. All required finish option samples must be provided at no additional cost to the Government within 10 Working Days after initial submission of DIDs, if applicable. GSA must deliver necessary finish selections to the Lessor within 10 Working Days after receipt of samples. The finish options must be approved by GSA prior to installation. The Lessor may not make any substitutions after the finish option is selected.

5.04 WINDOW COVERINGS (JUN 2012)

A. Window Blinds. All exterior windows shall be equipped with window blinds in new or like new condition, which shall be provided as part of the TIs. The blinds may be aluminum or plastic vertical blinds, horizontal blinds with aluminum slats of one-inch width or less, solar fabric roller shades, or an equivalent product pre-approved by the Government. The window blinds shall have non-corroding mechanisms and synthetic tapes. Color selection will be made by the Government.

5.05 DOORS: SUITE ENTRY (SEP 2013)

Suite entry doors shall be provided as part of the TIs and shall have a minimum clear opening of 32" wide x 84" high (per leaf). Doors shall meet the requirements of being a flush, solid core, 1-3/4-inch thick, wood door with a natural wood veneer face or an equivalent pre-approved by the Government. Hollow core wood doors are not acceptable. They shall be operable by a single effort; and shall meet the requirement of NFPA 101, Life Safety Code or the International Building Code (current as of the Lease Award Date). Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi gloss oil-based paint finish with no formaldehyde.

5.06 DOORS: INTERIOR (SEP 2013)

Doors within the Space shall be provided as part of the TIs and shall have a minimum clear opening of 32" wide x 80" high. Doors shall be flush, solid core, wood with a natural wood veneer face or an equivalent door pre-approved by the LCO. Hollow core wood doors are not acceptable. They shall be operable with a single effort, and shall meet the requirements of NFPA 101, Life Safety Code or the International Building Code (current as of the Lease Award Date). Doors shall be installed in a metal frame assembly which is primed and finished with a low VOC semi-gloss oil-based paint with no formaldehyde.

5.07 DOORS: HARDWARE (SEP 2013)

(b) (5)

5.08 DOORS: IDENTIFICATION (JUN 2012)

Door identification shall be installed in approved locations adjacent to office entrances as part of the TIs. The form of door identification shall be approved by the Government.

5.09 PARTITIONS: SUBDIVIDING (SEP 2015)

A. Office subdividing partitions shall comply with applicable building codes and local requirements and ordinances and shall be provided as part of the TIs. Partitioning shall extend from the finished floor to the finished ceiling and shall be designed to provide a minimum sound transmission class (STC) of 37. Partitioning shall be installed by the Lessor at locations to be determined by the Government as identified in the DIDs, if applicable. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84).

B. HVAC shall be rebalanced and lighting repositioned, as appropriate, after installation of partitions.

- C. If installed in accordance with the "Automatic Fire Sprinkler System" and "Fire Alarm System" paragraphs, sprinklers and fire alarm notification appliances shall be repositioned as appropriate after installation of partitions to maintain the level of fire protection and life safety.
- D. Partitioning requirements may be satisfied with existing partitions if they meet the Government's standards and layout requirements.
- E. Newly installed gypsum board material must be Greenguard Gold Certified or have 0 grams per liter of VOCs.

5.10 WALL FINISHES (JUN 2012)

If the Government chooses to install a wall covering, the minimum standard is vinyl-free, chlorine-free, plasticizer-free wall covering with recycled content or bio-based commercial wall covering weighing not less than 13 ounces per square yard or equivalent. If the Government chooses to install a high-performance paint coating, it shall comply with the VOC limits of the Green Seal Standard GS-11.

5.11 PAINTING – TI (SEP 2013)

- A. Prior to acceptance, all surfaces within the Space which are designated by GSA for painting shall be newly finished in colors acceptable to the Government.
- B. The Lessor shall provide interior paints and coatings that meet or are equivalent to the following standards for VOC off gassing:
1. Topcoat paints: Green Seal Standard GS-11, Paints, First Edition, May 20, 1993.
 2. All other architectural coatings, primers, and undercoats: South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, effective January 1, 2004.
 3. Architectural paints, coatings, and primers applied to interior walls and ceilings:
 - a. Flats: 50 grams per liter (g/L).
 - b. Non-flats: 150 g/L.
 4. Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: 250 g/L.
 5. Clear wood finishes:
 - a. Varnish: 350 g/L.
 - b. Lacquer: 550 g/L.
 6. Floor coatings: 100 g/L.
 7. Sealers:
 - a. Waterproofing sealers: 250 g/L.
 - b. Sanding sealers: 275 g/L.
 - c. All other sealers: 200 g/L.
 8. Shellacs:
 - a. Clear: 730 g/L.
 - b. Pigmented: 550 g/L.
 9. Stains: 250 g/L.
- C. Use reprocessed latex paint in accordance with EPA's CPG (Comprehensive Procurement Guidelines) on all painted surfaces where feasible. The type of paint shall be acceptable to the Government.

5.12 FLOOR COVERINGS AND PERIMETERS (APR 2015)

- A. Carpet tiles shall meet the requirements set forth in the specifications below. Floor perimeters at partitions shall have wood, rubber, vinyl, or carpet base. Floor covering shall be installed in accordance with manufacturing instructions to lay smoothly and evenly.
- B. The use of existing carpet may be approved by the Government; however, existing carpet shall be repaired, stretched, and cleaned before occupancy and shall meet the static buildup requirement as stated in the specifications below.
- C. Any alternate flooring shall be pre-approved by the Government.
- D. SPECIFICATIONS FOR CARPET TO BE NEWLY INSTALLED OR REPLACED
1. Product sustainability and environmental requirements. In order to achieve superior performance in multiple environmental attribute areas, carpet must have third party certification in accordance with ANSI/NSF 140 2007e Sustainable Carpet Assessment Standard at a "Gold" level minimum. Carpet manufacturer must supply certificate as part of the procurement documentation.
 2. Recycled content: Recycled content is measured by total product weight of pre-consumer and/or post-consumer materials. Recycled content must be at least 10% post-consumer recovered content.
 3. Low emitting materials. The carpet and floor adhesive (for glue-down installations) must meet the Green Label Plus (GLP) and floor adhesive (for direct glue down) requirements of the Carpet and Rug Institute (CRI). GLP number must be provided. Adhesives must meet VOC content standards per South Coast Air Quality Management District Rule #1168.
 4. Face fiber content. Face yarn must be 100 percent nylon fiber. Loop Pile shall be 100 percent Bulk Continuous Filament (BCF); cut and loop shall be 100 percent BCF for the loop portion and may be BCF or staple for the cut portion; cut pile carpet shall be staple or BCF.

5. Performance requirements for broadloom and modular tile:

- a. Static: Less than or equal to 3.5 kV when tested by AATCC Test Method 134 (Step Test Option).
- b. Flammability: Meets CPSC-FF-1-70, DOC-FF-1-70 Methenamine Tablet Test criteria.
- c. Flooring Radiant Panel Test: Meets NFPA 253 Class I or II depending upon occupancy and fire code when tested under ASTM E-648 for glue down installation.
- d. Smoke Density: NBS Smoke Chamber - Less than 450 Flaming Mode when tested under ASTM E-662.

NOTE: Testing must be performed in a NVLAP accredited laboratory.

6. Texture Appearance Retention Rating (TARR). Carpet must meet TARR ratings specified below:

Space Definition	Traffic Classification	TARR Classification
Private Offices	Moderate	≥ 3.0 TARR
Training, conference, courtrooms, etc.	Heavy	≥ 3.0 TARR
Open Office, cafeteria, corridors, lobbies	Severe	≥ 3.5 TARR

The carpet must be evaluated using ASTM D-5252 Hexapod Drum Test as per the commercial carpet test procedure and the TARR classification determined using ASTM D-7330.

7. Carpet reclamation. Reclamation of existing carpet to be determined with potential vendor. When carpet is replaced, submit certification documentation from the reclamation facility to the LCO.

8. Warranty. Submit a copy of the manufacturer's standard warranty to the LCO within the first 60 days of Government occupancy. The Government is to be a beneficiary of the terms of this warranty.

5.13 HEATING AND AIR CONDITIONING (JUN 2012)

Zone Control. Provide individual thermostat control for office Space with control areas not to exceed 1,500 ABOA SF. Interior spaces must be separately zoned. Specialty occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing Space use and modulating HVAC system in response to Space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.

5.14 ELECTRICAL: DISTRIBUTION (SEP 2015)

(b) (5)

5.15 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012)

(b) (5)

5.16 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)

(b) (5)

5.17 DATA DISTRIBUTION (JUN 2012)

The Lessor shall be responsible for the cost of purchasing and installing data cable. The Lessor shall safely conceal data outlets and the associated wiring used to transmit data to workstations in floor ducts, walls, columns, or below access flooring. The Lessor shall provide outlets as part of the TI. When cable consists of multiple runs, the Lessor shall provide ladder type or other acceptable cable trays to prevent Government-provided cable coming into contact with suspended ceilings or sprinkler piping. Cable trays shall form a loop around the perimeter of the Space such that they are within a 30-foot horizontal distance of any single drop.

5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 2012)

A.

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B. The Government shall be responsible for the cost of purchasing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. The Lessor shall provide wall mounted data and telephone junction boxes, which shall include rings and pull strings to facilitate the installation of the data and telecommunications cable. When cable consists of multiple runs, the Lessor shall provide

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C. The Lessor shall furnish and install

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The Lessor shall temporarily cap off the wiring in the junction boxes until the furniture is installed. The Lessor shall make all connections in the power panel and shall keep the circuit breakers off. The Lessor shall identify each circuit with the breaker number and shall identify the computer hardware to be connected to it. The Lessor shall identify each breaker at the panel and identify the devices that it serves.

D. The Lessor's electrical contractor must connect power poles or base feeds in the junction boxes to the furniture electrical system and test all pre-wired receptacles in the systems furniture. Other Government contractors will be installing the data cable in the furniture panels for the terminal and printer locations, installing the connectors on the terminal/printer ends of the cable, and continuity testing each cable. Work shall be coordinated and performed in conjunction with the furniture, telephone, and data cable installers. Much of this work may occur over a weekend on a schedule that requires flexibility and on-call visits. The Lessor must coordinate the application of Certification of Occupancy with furniture installation.

5.19 LIGHTING: INTERIOR AND PARKING – TI (SEP 2015)

A. **FIXTURES:** Once the design intent drawings are approved, the Lessor shall design and provide interior lighting to comply with requirements under the paragraph, "Lighting: Interior and Parking – Shell." Any additional lighting fixtures and/or components required beyond what would have been provided for an open office plan (shell) are part of the TIs.

B. **PENDANT STYLE FIXTURES:** If pendant style lighting fixtures are used, the increase between the number of fixtures required in the Building shell and the Space layout is part of the TIs.

C. **MIXED FIXTURES:** DIDs, if applicable, may require a mixed use of recessed or pendant style fixtures in the Space.

D. **BUILDING PERIMETER:** There may be additional requirements for lighting in exterior parking areas, vehicle driveways, pedestrian walkways, and Building perimeter in the Security Requirements attached to this Lease.

SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM

6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)

A. The Government's normal hours of operations are established as 7 AM to 7 PM, Monday through Sunday, 365 days per year. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed during normal hours.

B. The Lessor and the Lessor's representatives, employees and contractors shall demonstrate a cooperative, positive, welcoming, respectful, professional and business-like demeanor and shall present a neat, clean, job-appropriate (professional) appearance.

6.02 UTILITIES (APR 2011)

The Lessor is responsible for providing all utilities necessary for base Building and tenant operations as part of the rental consideration.

6.03 UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (AUG 2011) INTENTIONALLY DELETED

6.04 UTILITY CONSUMPTION REPORTING (SEP 2015)

Upon the effective date of the Lease, only for leases over 10,000 RSF, the Lessor shall provide regular quarterly reports for the amount of utilities (including water) consumed at the Building broken down by utility type per month for the duration of the Lease. Lessors shall report this utility consumption data within 45 calendar days of the end of each calendar quarter. Data reported includes, but is not limited to, the number of actual units consumed, by utility type per month, and associated start and end date(s) for that consumption.

(Refer to the following link for reporting guidance: www.gsa.gov/ucr)

6.05 HEATING AND AIR CONDITIONING (SEP 2014)

A. In all office areas, temperatures shall conform to local commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. These temperatures shall be maintained throughout the leased Premises and service areas, regardless of outside temperatures, during the hours of operation specified in the Lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, humidity shall be maintained below 60% relative humidity.

B. During non working hours, heating temperatures shall be set no higher than 55° Fahrenheit, and air conditioning shall not be provided except as necessary to return Space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative.

C. Thermal comfort. During all working hours, comply with the latest edition of ASHRAE Standard 55, Thermal Comfort Conditions for Human Occupancy.

D. Warehouse or garage areas require heating and ventilation only. Cooling of this Space is not required. Temperature of warehouse or garage areas shall be maintained at a minimum of 50° Fahrenheit.

E. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the Lease and shall make a reasonable attempt to schedule major construction outside of office hours.

F. Normal HVAC systems' maintenance shall not disrupt tenant operations.

G. 500 ABOA SF of the Premises shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The peak BTU output of this room is established as 12,000 BTU per hour. The temperature of this room shall be maintained at 72 degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

6.06 OVERTIME HVAC USAGE (JUN 2012)

A. If there is to be a charge for heating or cooling outside of the Building's normal hours, such services shall be provided at the hourly rates set forth elsewhere in the Lease. Overtime usage services may be ordered by the Government's authorized representative only.

B. When the cost of service is \$3,000 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than \$3,000 shall be placed using GSA Form 300, Order for Supplies or Services, or other approved service requisition procurement document. An invoice conforming to the requirements of this Lease shall be submitted to the official placing the order for certification and payment.

C. Failure to submit a proper invoice within 120 days of providing overtime utilities shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

6.07 JANITORIAL SERVICES (JUN 2012)

In addition to the Medical Cleaning Scope of Work (Attached as Exhibit G), the Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

- A. Daily. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures, and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space.
- B. Three times a week. Sweep or vacuum stairs.
- C. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).
- D. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.
- E. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.
- F. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.
- G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.
- H. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.
- I. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.
- J. Every two years. Shampoo carpets in all offices and other non-public areas.
- K. Every five years. Dry clean or wash (as appropriate) all draperies.
- L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.
- M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified in the GSA Environmental Management Integrated Pest Management Technique Guide (E402-1001).

6.08 SELECTION OF CLEANING PRODUCTS (APR 2015)

The Lessor shall use cleaning products (including general purpose cleaners, floor cleaners, hand soap, etc.) that comply with either the Green Seal standard, the UL/EcoLogo standard, EPA's Design for the Environment (DFE) designation, or a substitute acceptable to the LCO. Hand soap products shall also be USDA Certified BioPreferred.

6.09 SELECTION OF PAPER PRODUCTS (APR 2015)

The Lessor shall select paper and paper products (e.g., restroom tissue and paper towels) conforming to the Green Seal Standard (GS-1), or a substitute acceptable to the LCO.

6.10 SNOW REMOVAL (APR 2011)

Lessor shall provide snow removal services for the Government on all days for which this Lease has designated normal hours. Lessor shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In

addition to snow removal, the Lessor shall keep walkways, sidewalks and parking lots free of ice during the normal hours. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards. If the Building entrance(s) has a northern exposure, then Lessor shall take additional measures to protect the safety of pedestrians.

6.11 MAINTENANCE AND TESTING OF SYSTEMS (SEP 2013)

A. The Lessor is responsible for the total maintenance and repair of the leased Premises. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with current applicable codes, and inspection certificates shall be displayed as appropriate. Copies of all records in this regard shall be forwarded to the Government's designated representative.

B. At the Lessor's expense, the Government reserves the right to require documentation of proper operations, inspection, testing, and maintenance of fire protection systems, such as, but not limited to, fire alarm, fire sprinkler, standpipes, fire pump, emergency lighting, illuminated exit signs, emergency generator, prior to occupancy to ensure proper operation. These tests shall be witnessed by the Government's designated representative.

6.12 MAINTENANCE OF PROVIDED FINISHES (SEP 2013)

A. Paint, wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done after normal working hours as defined elsewhere in this Lease. In addition to the foregoing requirement,

1. Lessor shall repaint common areas at least every three years.
2. Lessor shall perform cyclical repainting of the Space every 3 years of occupancy. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture per manufacturer's warranty, shall be at the Lessor's expense.

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease term when:
 - a. Backing or underlayment is exposed;
 - b. There are noticeable variations in surface color or texture;
 - c. It has curls, upturned edges, or other noticeable variations in texture;
 - d. Tiles are loose; or,
 - e. Tears or tripping hazards are present.
2. Notwithstanding the foregoing, as part of the rental consideration, if the Government exercises its renewal right pursuant to section 1.06, the Lessor shall replace all carpet in the Space every 10 years, with a product which meets the requirements in the "Floor Coverings and Perimeters" paragraph in this Lease.
3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease.

6.13 ASBESTOS ABATEMENT (APR 2011)

If asbestos abatement work is to be performed in the Space after occupancy, the Lessor shall submit to the Government the occupant safety plan and a description of the methods of abatement and re-occupancy clearance, in accordance with OSHA, EPA, DOT, state, and local regulations and guidance, at least 4 weeks prior to the abatement work.

6.14 ONSITE LESSOR MANAGEMENT (APR 2011)

The Lessor shall provide an onsite Building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations.

6.15 IDENTITY VERIFICATION OF PERSONNEL (SEP 2013)

A. The Government reserves the right to verify identities of personnel with routine pre-occupancy and/or unaccompanied access to Government space. The Lessor shall comply with the agency personal identity verification procedures below that implement [Homeland Security Presidential Directive-12 \(HSPD-12\)](#), Office of Management and Budget (OMB) guidance [M-05-24](#) and M11-11, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended.

B. The Government reserves the right to conduct additional background checks on Lessor personnel and contractors with routine access to Government leased space throughout the term of the lease.

C. Upon request, the Lessor will notify the Government whether they will use either the manual process and submit completed fingerprint charts and background investigation forms, or use the electronic process of ID verification, completed through the e-QIP system. This would be done for each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors who will provide building operating services requiring

routine access to the Government's leased space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's space.

1. **MANUAL PROCESS:** The Lessor shall provide Form FD 258, Fingerprint Chart (available from the Government Printing Office at <http://bookstore.gpo.gov>), and Standard Form 85P, Questionnaire for Public Trust Positions, completed by each person and returned to the Lease Contracting Officer (or the contracting officer's designated representative) within 30 days from receipt of the forms.

2. **ELECTRONIC PROCESS:** The electronic process will be done through the e-QIP system. The Lessor's contractor/personnel will receive an email along with instructions for completing the Office of Personnel Electronic Questionnaire (e-QIP). The contractor/personnel will have up to (7) seven business days to login and complete the e-QIP for the background investigation. The contractor/personnel will be instructed to access the website, and receive on screen instructions which include but it is not limited to:

- a) How to Log In
- b) How to Answer and Create New Golden Questions
- c) What Additional Documents to Send
- d) To Print and Sign two Signature Forms (Certification That My Answers Are True)
- e) To complete the submission process, press the "Release /Request Transmit to the Agency" and exit the process
- f) Where to Send.

The Lessor must ensure prompt input, and timely receipt of the following, from their contractor/personnel:

- a) Two FBI Fingerprint Cards (Form FD-258) or one card produced by a livescan device,
- b) Certification That My Answers Are True
- c) Authorization for Release of Information.

D. The Lessor must ensure the contracting officer (or the contracting officer's designated representative) has all of the requested documentation to ensure the completion of the investigation.

E. Based on the information furnished, the Government will conduct background investigations of the employees. The contracting officer will advise the Lessor in writing if an employee fails the investigation, and, effective immediately, the employee will no longer be allowed to work or be assigned to work in the Government's space.

F. Throughout the life of the lease, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's space. In the event the Lessor's contractor or subcontractor is subsequently replaced, the new contractor or subcontractor is not required to submit another set of these forms for employees who were cleared through this process while employed by the former contractor or subcontractor. The Lessor shall resubmit Form FD 258 and Standard Form 85P for every employee covered by this paragraph on a 5 year basis.

G. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

6.16 SCHEDULE OF PERIODIC SERVICES (JUN 2012)

Within 60 days after occupancy by the Government, the Lessor shall provide the LCO with a detailed written schedule of all periodic services and maintenance to be performed other than daily, weekly, or monthly.

6.17 LANDSCAPING (SEP 2015)

A. Landscape management practices shall prevent pollution by:

1. Employing practices which avoid or minimize the need for fertilizers and pesticides;
2. Prohibiting the use of the 2,4-Dichlorophenoxyacetic Acid (2,4-D) herbicide and organophosphates; and
3. Composting/recycling all yard waste.

B. The Lessor shall use landscaping products with recycled content as required by EPA's CPG for landscaping products. Refer to EPA's CPG web site, www.epa.gov/cpg.

C. Intentionally Deleted.

6.18 LANDSCAPE MAINTENANCE (APR 2011)

Landscape maintenance shall be performed during the growing season at not less than a weekly cycle and shall consist of watering, weeding, mowing, and policing the area to keep it free of debris. Pruning and fertilization shall be done on an as-needed basis. In addition, dead, dying, or damaged plants shall be replaced.

6.19 RECYCLING (JUN 2012)

A. For Leases greater than 10,000 rentable SF, with a Lease term greater than six months, the Lessor shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist.

B. Where state or local law, code, or ordinance requires recycling programs for the Premises, Lessor shall comply with such state and/or local law, code, or ordinance.

C. When implementing any recycling program, the Lessor shall provide an easily accessible, appropriately sized area (2 SF per 1,000 SF of Building gross floor area) that serves the Space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the Lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the Building and in the Space.

6.20 RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)

During the term of the Lease, the Lessor may not establish vending facilities within the leased Space that will compete with any Randolph-Sheppard vending facilities.

6.21 ~~SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (SEP 2013)~~ INTENTIONALLY DELETED

6.22 INDOOR AIR QUALITY (SEP 2013)

A. The Lessor shall control contaminants at the source and/or operate the Space in such a manner that the GSA indicator levels for carbon monoxide (CO), carbon dioxide (CO₂), and formaldehyde (HCHO) are not exceeded. The indicator levels for office areas shall be: CO 9 ppm time weighted average (TWA 8 hour sample); CO₂ 1,000 ppm (TWA); HCHO 0.1 ppm (TWA).

B. The Lessor shall make a reasonable attempt to apply insecticides, paints, glues, adhesives, and HVAC system cleaning compounds with highly volatile or irritating organic compounds, outside of working hours. Except in an emergency, the Lessor shall provide at least 72 hours advance notice to the Government before applying noxious chemicals in occupied Spaces and shall adequately ventilate those Spaces during and after application.

C. The Lessor shall promptly investigate indoor air quality (IAQ) complaints and shall implement the necessary controls to address the complaint.

D. The Government reserves the right to conduct independent IAQ assessments and detailed studies in Space that it occupies, as well as in space serving the Space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by:

1. Making available information on Building operations and Lessor activities;
2. Providing access to Space for assessment and testing, if required; and
3. Implementing corrective measures required by the LCO.

E. The Lessor shall provide to the Government material safety data sheets (MSDS) upon request for the following products prior to their use during the term of the Lease: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within:

1. The Space;
2. Common Building areas;
3. Ventilation systems and zones serving the Space; and
4. The area above suspended ceilings and engineering space in the same ventilation zone as the Space.

F. Where hazardous gasses or chemicals (any products with data in the Health and Safety section of the MSDS sheets) may be present or used, including large-scale copying and printing rooms, segregate areas with deck-to-deck partitions with separate outside exhausting at a rate of at least 0.5 cubic feet per minute per SF, no air recirculation. The mechanical system must operate at a negative pressure compared with the surrounding spaces of at least an average of 5 Pa (pascal) (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge) when the doors to the rooms are closed.

6.23 RADON IN AIR (SEP 2013)

If Space planned for occupancy by the Government is on the second floor above grade or lower, the Lessor shall, prior to occupancy, test the leased Space for 2 days to 3 days using charcoal canisters. The Lessor is responsible to provide Space in which radon levels in air are below the GSA action levels of 4 pCi/L for childcare and 25 pCi/L for all other space. After the initial testing, a follow-up test for a minimum of 90 days using alpha track detectors shall be completed. For further information on radon, go to: <http://www.epa.gov/radon/zonemap.html>.

6.24 ~~RADON IN WATER (JUN 2012)~~ INTENTIONALLY DELETED

6.25 HAZARDOUS MATERIALS (SEP 2013)

A. The leased Space shall be free of hazardous materials, hazardous substances, and hazardous wastes, as defined by and according to applicable Federal, state, and local environmental regulations. Should there be reason to suspect otherwise, the Government reserves the right, at Lessor's expense, to require documentation or testing to confirm that the Space is free of all hazardous materials.

B. Lessor shall, to the extent of its knowledge, notify Government of the introduction of any hazardous materials onto the Property by Lessor or others, including but not limited to, co-tenants occupying Space in the Building.

6.26 MOLD (SEP 2013)

A. Actionable mold is mold of types and concentrations in excess of that found in the local outdoor air.

B. The Lessor shall provide Space to the Government that is free from actionable mold and free from any conditions that reasonably can be anticipated to permit the growth of actionable mold or are indicative of the possibility that actionable mold will be present (indicators).

C. At such times as the Government may direct, including but not limited to: after a flood, water damage not caused by the Government, or repairs caused by the Lessor, the Lessor, at its sole cost, expense and risk shall: (i) cause an industrial hygienist certified by the American Board of Industrial Hygienists or a qualified consultant (the Inspector) who, in either instance, is reasonably acceptable to the Government, to inspect and evaluate the Space for the presence of actionable mold or mold indicators; and (ii) cause the Inspector to deliver the results of its inspection and evaluation (the Report) to the Government within 30 days after it conducts same and, in all events, at the same time that it delivers the Report to Lessor. With the delivery of the Report to the Government, the Inspector shall notify the Government, in writing via cover letter to the report, if the Inspector discovers or suspects the existence of actionable mold or indicators in the leased Space.

D. The presence of actionable mold in the Premises may be treated as a Casualty, as determined by the Government, in accordance with the Fire and Other Casualty clause contained in the General Clauses of this Lease. In addition to the provisions of the Fire and Other Casualty clause of this Lease, should a portion of the Premises be determined by the Government to be un-tenantable due to an act of negligence by the Lessor or his agents, the Lessor shall provide reasonably acceptable alternative Space at the Lessor's expense, including the cost of moving, and any required alterations.

E. If the Report indicates that actionable mold or indicators are present in the leased Space, the Lessor, at its sole cost, expense, and risk, shall within 30 days after its receipt of the Report: (1) retain an experienced mold remediation contractor reasonably acceptable to the Government to prepare and submit to the Government and Lessor a remediation plan (the Plan) and within 90 days after the Government's approval of the Plan, remediate the actionable mold or the indicators in the leased Space, but prior to commencing such remediation, Lessor shall send the Government a notice stating: (i) the date on which the actionable mold remediation shall start and how long it is projected to continue; (ii) which portion of the leased Space shall be subject to the remediation; and (iii) the remediation procedures and standards to be used to implement the Plan and the clearance criteria to be employed at the conclusion of the remediation; and (2) notify, in accordance with any applicable Federal, state, and local health and safety requirements, the Government employees as well as all other occupants of and visitors to the leased Space of the nature, location and schedule for the planned remediation and reasons therefore.

F. The Lessor shall be responsible for conducting the remediation in accordance with the relevant provisions of the document entitled "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001, March 2001), published by the U.S. Environmental Protection Agency, as same may be amended or revised from time to time, and any other applicable Federal, state, or local laws, regulatory standards and guidelines.

G. The Lessor acknowledges and agrees that the Government shall have a reasonable opportunity to inspect the leased Space after conclusion of the remediation. If the results of the Government's inspection indicate that the remediation does not comply with the Plan or any other applicable Federal, state, or local laws, regulatory standards or guidelines, the Lessor, at its sole cost, expense, and risk, shall immediately take all further actions necessary to bring the remediation into compliance.

H. If the Lessor fails to exercise due diligence, or is otherwise unable to remediate the actionable mold, the Government may implement a corrective action program and deduct its costs from the rent.

6.27 OCCUPANT EMERGENCY PLANS (SEP 2013)

The Lessor is required to cooperate, participate and comply with the development and implementation of the Government's Occupant Emergency Plan (OEP) and if necessary, a supplemental Shelter-in Place (SIP) Plan. Periodically, the Government may request that the Lessor assist in reviewing and revising its OEP and SIP. The Plan, among other things, must include an annual emergency evacuation drill, emergency notification procedures for the Lessor's Building engineer or manager, Building security, local emergency personnel, and Government agency personnel.

6.28 ~~FLAG-DISPLAY (SEP 2013)~~ INTENTIONALLY DELETED

SECTION 7 ADDITIONAL TERMS AND CONDITIONS

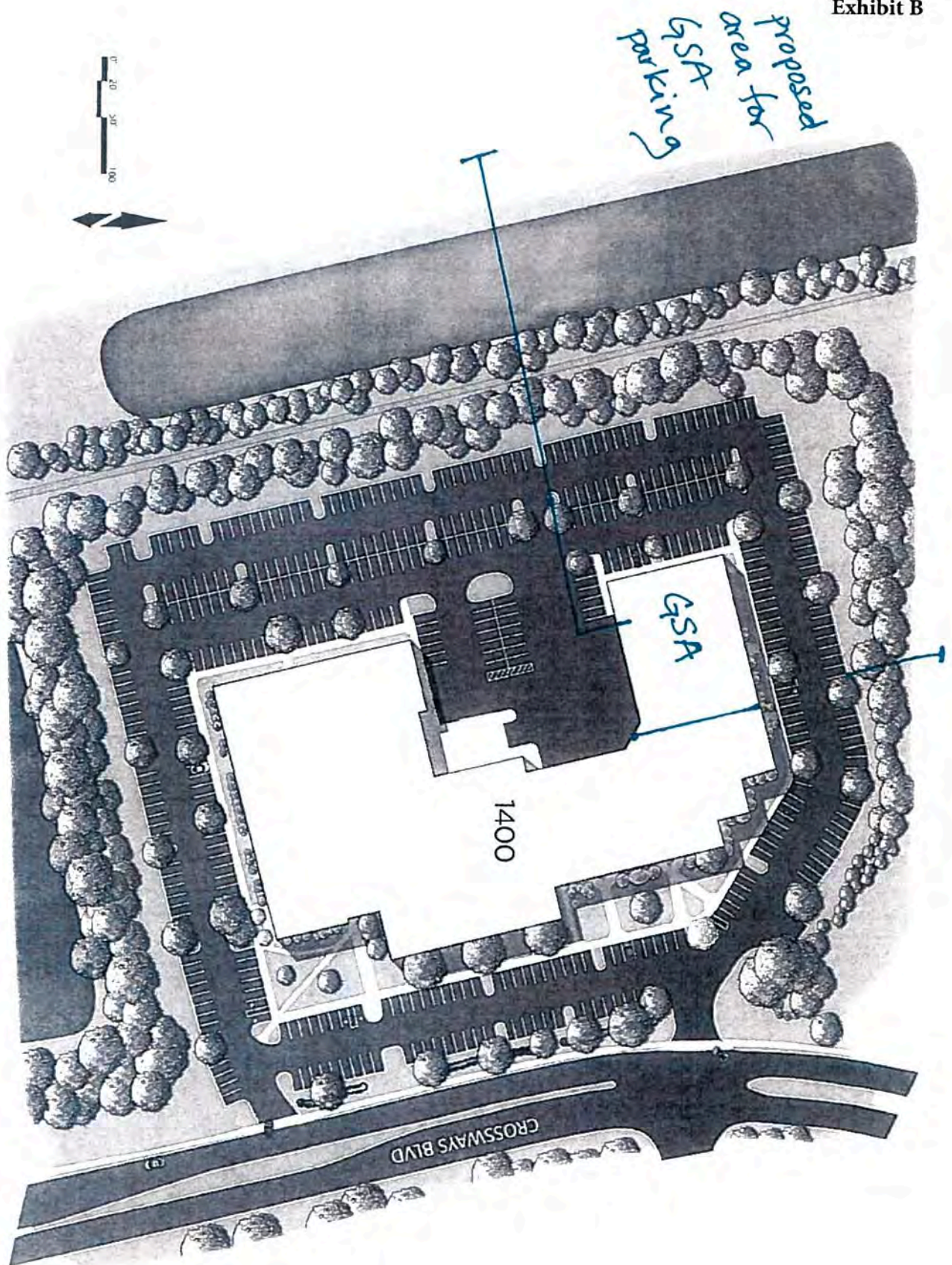
7.01 SECURITY STANDARDS (JUN 2012)

The Lessor agrees to the requirements of Security Level **Exhibit D** attached to this Lease.

7.02 AMENDED LEASE PARAGRAPHS (AUG 2016)

- 1.18 BUILDING IMPROVEMENTS (MAR 2016)
- 2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (SEP 2013)
- 3.39 RESTROOMS (SEP 2013)
- 5.12 FLOOR COVERINGS AND PERIMETERS (APR 2015)
- 5.17 DATA DISTRIBUTION (JUN 2012)
- 6.01 PROVISION OF SERVICES, ACCESS, AND normal HOURS (JUN 2012)
- 6.07 JANITORIAL SERVICES (JUN 2012)
- 6.12 MAINTENANCE OF PROVIDED FINISHES (SEP 2013)

(b) (5)



PROGRAM FOR DESIGN

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)

NEW LEASE
CHESAPEAKE

Projected Year: 2016 Midpoint Year: 2016

1391 Processor ID: 12345
DMIS ID: 0519 State: VA
Facility: NBHC CHESAPEAKE
Installation: CHESAPEAKE

Project Created: 23 Apr 2015 11:51AM ET by (b) (6)
Space Plan Last Edited: 23 Jul 2015 02:11PM ET by (b) (6)

Contents List Created: 18 Jun 2015 01:36PM ET by (b) (6)
Contents List Last Edited: 23 Jul 2015 01:14PM ET by (b) (6)

Report Generated: 23 Jul 2015 02:12PM

Exhibit C

ENCLOSURE (2)

Program For Design (23 Jul 2015 02:12PM)
NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Project Notes: Basic shell under 20K sqft for block planning effort.

Lessor py & Gov't sd

Privacy Act - FOR OFFICIAL USE ONLY
2

ENCLOSURE (2)

Lessor CHP & Gov't SL

Department: 1 - COMMON AREAS
 Functional Area: 1 - LOBBIES

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	LOB02	Vestibule	60	60	1	0
1	CLSC1	Patient Education Kiosk/Alcove	30	30	1	0
FA Totals:			Room Qty: 2	Net Area: 90	Gross Area: 122	

Department: 1 - COMMON AREAS

Functional Area: 2 - TOILETS, LOCKERS, COMMUNICATION AND JANITOR'S CLOSETS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	TLTF2	Female Public Toilet	200	200	1	0
1	TLTM2	Male Public Toilet	200	200	1	0
1	(b)(5)(b)(6)	Communications Room	110	110	1	0
1	JANC1	Janitor Closet	40	40	1	0
1	JANC1	Janitor Closet	40	40	1	0
1	(b)(5)(b)(6)	Communications Room	110	110	1	0
1	BX001	EXCHANGE, VENDING (EQUIPPED BY OTHERS)	20	20	1	0
1	BX001	EXCHANGE, VENDING (EQUIPPED BY OTHERS)	20	20	1	0
1	SL001	STAFF LOUNGE	150	150	1	0
			(120)			

Increased from Criteria based on direction from NMCP

FA Totals:	Room Qty: 9	Net Area: 890	Gross Area: 1,202
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Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Net Area: 980 Gross Area: 1,323

Room Qty: 11

Dept Totals:

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ENCLOSURE (2)

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 2 - GENERAL ADMINISTRATION
Functional Area: 1 - CLINIC ADMINISTRATION

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	RPR01	Copy Room	60 (120)	60	1	0
Decreased from criteria based on direction from NMCP						
1	(b) (5)	Clinic RN Manager	100 (120)	100	1	0
Decreased from criteria based on direction from NMCP						
1	(b) (5)	Contract Administrator	100 (120)	100	1	0
Decreased from Criteria based on direction from NMCP						
1	(b) (5)	Clinic Coordinator	100 (120)	100	1	0
Decreased from criteria based on direction from NMCP						
1	SRS01	Central Storage	365 (120)	365	1	0
Increased from Criteria based on direction from NMCP						

FA Totals: Room Qty: 5 Net Area: 725 Gross Area: 1,015
Dept Totals: Room Qty: 5 Net Area: 725 Gross Area: 1,015

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 3 - HEALTH BENEFITS & PATIENT ADMINISTRATION (250)

Functional Area: 1 - PATIENT SERVICES ADMINISTRATION

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	OFA04	HBA's	100 (120)	100	1	0
Decreased from criteria based on direction from NMCP						
1	(b)(5)	Reception, Records Transaction, Cubicle Medical Records Staff	60 (120)	60	1	0
Decreased from criteria based on direction from NMCP						
1	RPR01	Copy / Office Supply	110	110	1	0

FA Totals: Room Qty: 3 Net Area: 270 Gross Area: 365

Dept Totals: Room Qty: 3 Net Area: 270 Gross Area: 365

Lessor & Gov't

Department: 4 - PATHOLOGY
 Functional Area: 1 - LABORATORY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Blood Drawing Area	200	200	1	0
1	(b) (5)	Specimen Toilet	50	50	1	0
1	(b) (5)	Clinical Laboratory	240 (100)	240	1	0
Increased from criteria based on direction from NMCP						
1	(b) (5)	Specimen Toilet	50	50	1	0
FA Totals:			Room Qty: 4	Net Area: 540	Gross Area: 675	

Department: 4 - PATHOLOGY
 Functional Area: 2 - RECEPTION AREAS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5) WAITING	Decreased from criteria based on direction from NMCP	100 (120)	100	1	0
1	(b) (5) RECEPTION		60 (120)	60	1	0
		Decreased from criteria based on direction from NMCP				
FA Totals:		Room Qty: 2	Net Area: 160		Gross Area: 200	
Dept Totals:		Room Qty: 6	Net Area: 700		Gross Area: 875	

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Program For Design (23 Jul 2015 02:12PM)
 NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
 NEW LEASE
 CHESAPEAKE

Department: 5 - PHARMACY (OUTPATIENT) (550)
 Functional Area: 1 - OP PHARMACY RECEPTION

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Waiting	445 (250)	445	1	0
1	(b) (5)	Kiosk, Patient Check-in	30	30	1	0

Increased from criteria based on direction from NMCP

FA Totals: Room Qty: 2 Net Area: 475 Gross Area: 594

Lessor ARP & Gov't SP

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)

NEW LEASE
CHESAPEAKE

Department: 5 - PHARMACY (OUTPATIENT) (550)

Functional Area: 2 - OP PHARMACY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Receiving, Breakdown Room	120	120	1	0
1		Storage, Non-Injectables	120	120	1	0
1		Receiving Workstation, Inventory	30	30	1	0
1		Dispensing Window	30	30	1	0
1		Dispensing Area, Prescription Holding and Staging	30	30	1	0
1		Dispensing Window	30	30	1	0
1		Dispensing Window	30	30	1	0
1		Dispensing Window	30	30	1	0
1		Prescription Assembly Area, Manual Pick Station	60	60	1	0
1		Receiving, Documentation Station	30	30	1	0
1		Workstation, Prescription Validation	30	30	1	0
1		Dispensing Area, Staff Issue, Transaction Area	30	30	1	0
1		Robotics Footprint	120	120	1	0
1		Secure Storage, Safe	30	30	1	0

FA Totals: Room Qty: 14 Net Area: 720 Gross Area: 900

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 5 - PHARMACY (OUTPATIENT) (550)

Functional Area: 3 - OP PHARMACY SUPPORT

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Storage Bulk, Medications and OTC	120	120	1	0
1	(b) (5)	Automated Dispensing Unit	120 (60)	120	1	0

Increased from criteria based on direction from NMCP

FA Totals: Room Qty: 2 Net Area: 240 Gross Area: 300

Dept Totals: Room Qty: 18 Net Area: 1,435 Gross Area: 1,794

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ENCLOSURE (2)

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)

NEW LEASE
CHESAPEAKE

Department: 6 - MEDICAL HOME PORT (301)

Functional Area: 1 - EXAM ROOM CALCULATION

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Number of Exam Rooms	0	0	1	0
1	(b) (5)	Number of Exam Rooms	0	0	1	0
1	(b) (5)	Number of Exam Rooms	0	0	1	0
1	(b) (5)	Number of Exam Rooms	0	0	1	0
1	(b) (5)	Number of Exam Rooms	0	0	1	0
1	(b) (5)	Number of Exam Rooms	0	0	1	0
1	(b) (5)	Number of Exam Rooms	0	0	1	0
FA Totals:			Room Qty: 7	Net Area: 0	Gross Area: 0	

Department: 6 - MEDICAL HOME PORT (301)

Functional Area: 2 - RECEPTION

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Waiting	520 (180)	520	1	0
1	(b) (5)	Playroom	120	120	1	0
1	(b) (5)	Kiosk, Patient Check-in	30	30	1	0
1	(b) (5)	Reception	120	120	1	0
1	(b) (5)	Kiosk, Patient Check-in	30	30	1	0
FA Totals:			Room Qty: 5	Net Area: 820	Gross Area: 1,148	

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 6 - MEDICAL HOME PORT (301)

Functional Area: 3 - EXAM PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Alcove, Height / Weight (2 per team)	30	30	1	0
1	(b) (5)	Pediatric Screening	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Office, Behavioral Health Provider (BH/P)	120	120	1	0
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				

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12

ENCLOSURE (2)

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 6 - MEDICAL HOME PORT (301)

Functional Area: 3 - EXAM PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, General	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Alcove, Height / Weight (2 per team)	30	30	1	0
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
		Decreased from criteria based on direction from NMCP				
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0

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Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 6 - MEDICAL HOME PORT (301)
Functional Area: 3 - EXAM PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
	Decreased from criteria based on direction from NMCP					
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
	Decreased from criteria based on direction from NMCP					
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
	Decreased from criteria based on direction from NMCP					
1	(b) (5)	Exam Room, Pediatric	100 (120)	100	1	0
	Decreased from criteria based on direction from NMCP					
1	(b) (5)	OFFICE, CONSULTATION	100 (120)	100	1	0
	Decreased from criteria based on direction from NMCP					
1	(b) (5)	OFFICE, CONSULTATION	100 (120)	100	1	0
	Decreased from criteria based on direction from NMCP					
1	(b) (5)	LOCKERS, PERSONAL PROPERTY	30	30	1	0
FA Totals:			Room Qty: 27	Net Area: 2,510	Gross Area: 3,514	

Program For Design (23 Jul 2015 02:12PM)

NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Department: 6 - MEDICAL HOME PORT (301)
Functional Area: 4 - TREATMENT PATIENT AREA

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Immunization / Allergy / Observation	100 (120)	100	1	0
<i>Decreased from criteria based on direction from NMCP</i>						
1	(b) (5)	Immunization	235	235	1	0
1	(b) (5)	Treatment Room, General	180	180	1	0
1	(b) (5)	Vision Screening	120	120	1	0

FA Totals: Room Qty: 4 Net Area: 635 Gross Area: 889

Department: 6 - MEDICAL HOME PORT (301)
Functional Area: 5 - SUPPORT

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Utility Room, Clean	120	120	1	0
1	(b) (5)	Utility Room, Soiled	90	90	1	0

FA Totals: Room Qty: 2 Net Area: 210 Gross Area: 294

Department: 6 - MEDICAL HOME PORT (301)
 Functional Area: 6 - STAFF AND ADMINISTRATION

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Conference Room / Classroom	300	300	1	0
1	(b) (5)	Med Home Team POD 1	430 (60)	430	1	0
1	(b) (5)	MED Home Team POD 2	430 (60)	430	1	0
1	(b) (5)	Case Manager	100 (120)	100	1	0
Decreased from criteria based on direction from NMCP						
1	(b) (5)	Clinical Pharmacist	100 (120)	100	1	0
Decreased from criteria based on direction from NMCP						
1	(b) (5)	LCPO/LPO	80 (120)	80	1	0
Decreased from criteria based on direction from NMCP						

FA Totals: Room Qty: 6 Net Area: 1,440 Gross Area: 2,016
 Dept Totals: Room Qty: 51 Net Area: 5,615 Gross Area: 7,861

Program For Design (23 Jul 2015 02:12PM)
 NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
 NEW LEASE
 CHESAPEAKE

Department: 7 - RADIOLOGY
 Functional Area: 1 - RECEPTION AREAS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	Clinic Waiting	100	100	1	0
1	(b) (5)	Reception	60	60	1	0
			(140)			

Decreased from criteria based on direction from NMCP

FA Totals: Room Qty: 2 Net Area: 160 Gross Area: 240

Department: 7 - RADIOLOGY
 Functional Area: 2 - MAIN RADIOLOGY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	General Radiographic Room	320	320	1	0
1	(b) (5)	Dressing Room / Cubicle	50	50	1	0

FA Totals: Room Qty: 2 Net Area: 370 Gross Area: 555

Department: 7 - RADIOLOGY
 Functional Area: 5 - MAMMOGRAPHY

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b) (5)	XRAY, MAMMO	150	150	1	0
1		DRESSING ROOM/CUBICLE	60	60	1	0
1		DRESSING ROOM/CUBICLE	60	60	1	0

FA Totals: Room Qty: 3 Net Area: 270 Gross Area: 405

Dept Totals: Room Qty: 7 Net Area: 800 Gross Area: 1,200

Department: 8 - PHYSICAL THERAPY
 Functional Area: 1 - MINIMUM CLINIC

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b)(5)	Exam Room	100 (120)	100	1	0
<i>Decreased from criteria based on direction from NMCP</i>						
1	(b)(5)	Exercise Area	300 (200)	300	1	0
<i>Increased from criteria based on direction from NMCP</i>						
1	(b)(5)	Mat/Platform Area	220	220	1	0
1	(b)(5)	Wall Storage & Exercise Area	60	60	1	0
FA Totals:			Room Qty: 4	Net Area: 680	Gross Area: 884	

Department: 8 - PHYSICAL THERAPY
 Functional Area: 2 - STAFF AND ADMINISTRATIVE AREAS

Qty	Room Code	Room Name	Unit Area	Net Area	Const Phase	Const Type
1	(b)(5)	PHYS THERAPY, TECH WORKSTATION	30	30	1	0
1	(b)(5)	STORAGE, equipment	120	120	1	0
FA Totals:			Room Qty: 2	Net Area: 150	Gross Area: 195	
Dept Totals:			Room Qty: 6	Net Area: 830	Gross Area: 1,079	
Bldg Totals:			Room Qty: 107	Net Area: 11,355	Sum of Dept Gross Area: 15,511	Gross Area: 17,605

Department Area Summary (NSF/GSF)

Department	Total NSF	Total GSF
1 - COMMON AREAS (NTG Factor: 1.35)	980	1,323
2 - GENERAL ADMINISTRATION (NTG Factor: 1.40)	725	1,015
3 - HEALTH BENEFITS & PATIENT ADMINISTRATION (250)(NTG Factor: 1.35)	270	365
4 - PATHOLOGY (NTG Factor: 1.25)	700	875
5 - PHARMACY (OUTPATIENT) (550)(NTG Factor: 1.25)	1,435	1,794
6 - MEDICAL HOME PORT (301) (NTG Factor: 1.40)	5,615	7,861
7 - RADIOLOGY (NTG Factor: 1.50)	800	1,200
8 - PHYSICAL THERAPY (NTG Factor: 1.30)	830	1,079
Totals:	11,355	15,511

Lessor DWP & Gov't SP

Building Area Summary And Net to Gross Factor Breakdown

Current Building Factor applied to this Project: 1.14

	Circulation	Mechanical	Electrical	Half Areas	Walls & Partitions	Flexible Areas	Building GSF
Current	10.00	0.00	2.00	1.50	0.00	0.00	17,605

Program For Design (23 Jul 2015 02:12PM)
NEW CHESAPEAKE TPC (COPIED 18 JUN 2015 01:35PM ET)
NEW LEASE
CHESAPEAKE

Report Parameters

Sorted By: Uncompressed to match selection tree

(END OF REPORT)

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SECURITY REQUIREMENTS - FACILITY SECURITY LEVEL (b) (5)

THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS THAT MAY BE INSTALLED IN THE LEASED SPACE, AND UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC). BECAUSE EACH BUILDING IS UNIQUE, THE FINAL LIST OF SECURITY COUNTERMEASURES WILL BE DETERMINED DURING THE DESIGN PHASE AND IDENTIFIED IN THE DESIGN INTENT DRAWINGS AND CONSTRUCTION DOCUMENTS. AFTER COMPLETING THE CONSTRUCTION DOCUMENTS, THE LESSOR SHALL SUBMIT A LIST OF THE ITEMIZED COSTS. SUCH COSTS SHALL BE SUBJECT TO NEGOTIATION.

WHERE THEY ARE IN CONFLICT WITH ANY OTHER REQUIREMENTS OF THIS LEASE, THE STRICTEST SHALL APPLY.

DEFINITIONS:

CRITICAL AREAS - The areas that house systems that if damaged or compromised could have significant adverse consequences for the facility, operation of the facility, or mission of the agency or its occupants and visitors. These areas may also be referred to as "limited access areas," "restricted areas," or "exclusionary zones." Critical areas do not necessarily have to be within Government-controlled space (e.g., generators, air handlers, electrical feeds which could be located outside Government-controlled space).

SENSITIVE AREAS – Sensitive areas include vaults, SCIFs, evidence rooms, war rooms, and sensitive documents areas. Sensitive areas are primarily housed within Government-controlled space.

FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.
FACILITY ENTRANCES AND LOBBY
EMPLOYEE ACCESS CONTROL AT ENTRANCES (SHELL)

The Lessor shall provide key or electronic access control for the entrance to this building. All Government employees, under this lease, shall be allowed access to the leased space (including after-hours access).

COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS.

PUBLIC RESTROOM ACCESS (SHELL)

The Government reserves the right to control access to public restrooms located within the Space.

SECURING CRITICAL AREAS (SHELL)

The Lessor shall secure areas designated as Critical Areas to restrict access:

(b) (5)

VISITOR ACCESS CONTROL (SHELL)

(b) (5)

INTERIOR (GOVERNMENT SPACE)

DESIGNATED ENTRANCES (SHELL)

The Government shall have a designated main entrance.

IDENTITY VERIFICATION (SHELL)

The Government reserves the right to verify the identity of persons requesting access to the Space prior to allowing entry.

FORMAL KEY CONTROL PROGRAM (SHELL)

The Government reserves the right to implement a formal key control program. The Lessor shall have a means of allowing the electronic disabling of lost or stolen access media, if electronic media is used.

SITES AND EXTERIOR OF THE BUILDING

SIGNAGE

POSTING OF SIGNAGE IDENTIFYING THE SPACE AS GOVERNMENTAL (SHELL)

The Lessor shall not post sign(s) or otherwise identify the facility and parking areas as a Government, or specific Government tenant, occupied facility, including during construction, without written Government approval.

POSTING OF REGULATORY SIGNAGE (SHELL)

The Government may post or request the Lessor to post regulatory, statutory, sensitive areas and site specific signage.

LANDSCAPING

LANDSCAPING REQUIREMENTS (SHELL)

(b) (5)

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (SHELL)

(b) (5)

HAZMAT STORAGE

(b) (5)

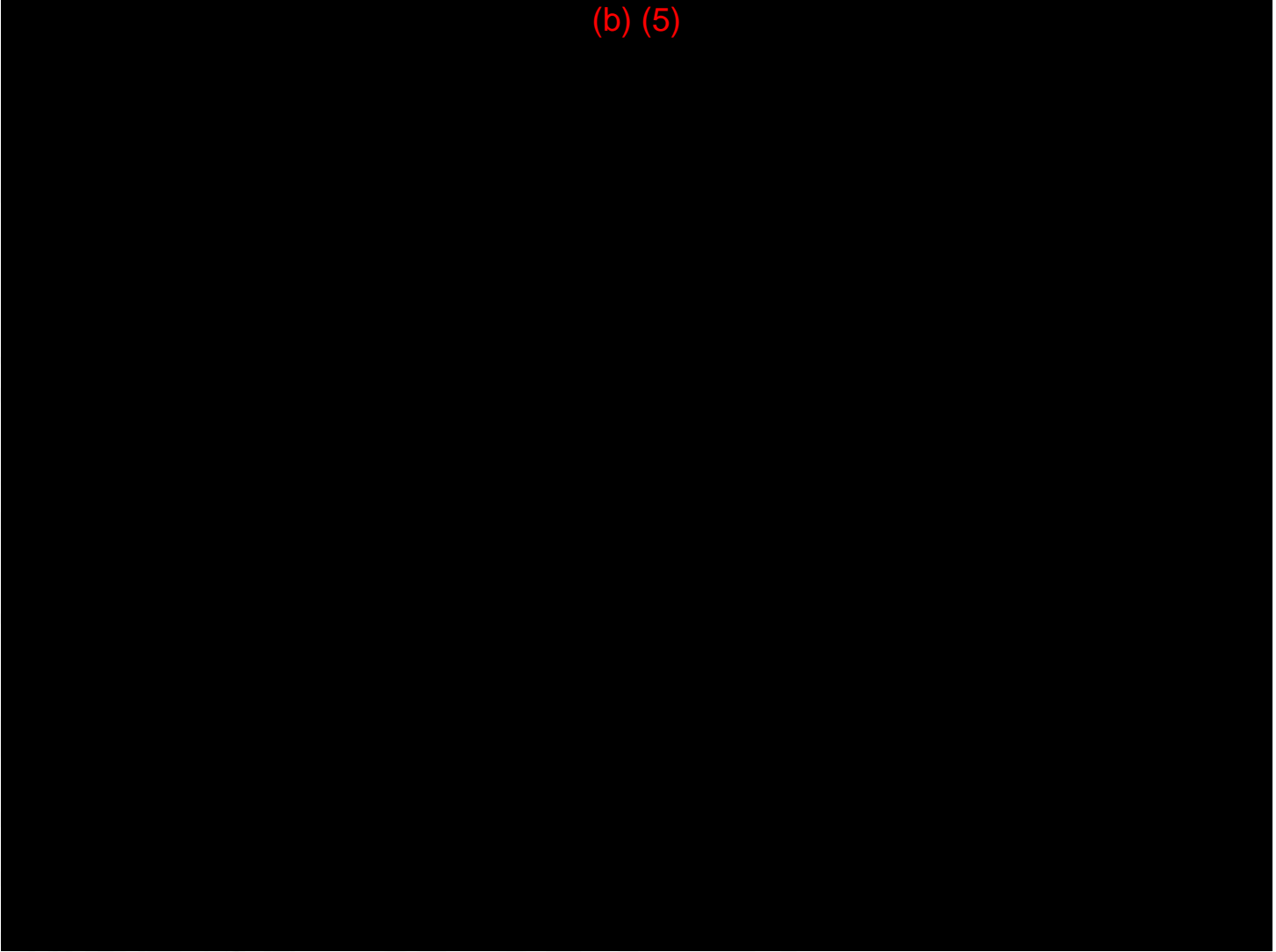
PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES

Trash receptacles, containers, mailboxes, vending machines, or other fixtures and/or features that could conceal packages, brief cases, or other portable containers shall be located (b) (5)

(b) (5)

SECURITY SYSTEMS

(b) (5)

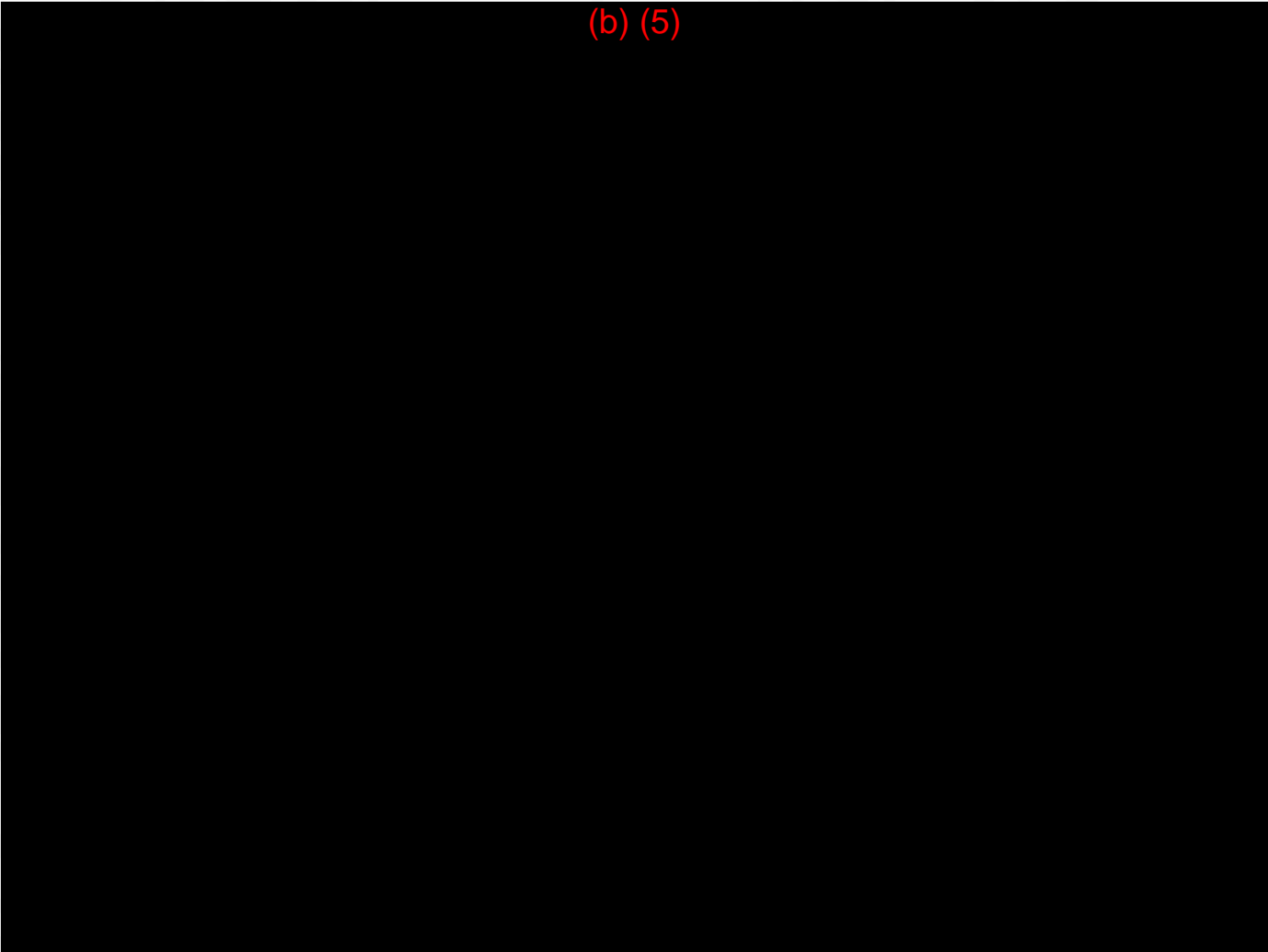


INTRUSION DETECTION SYSTEM (IDS)

(b) (5)



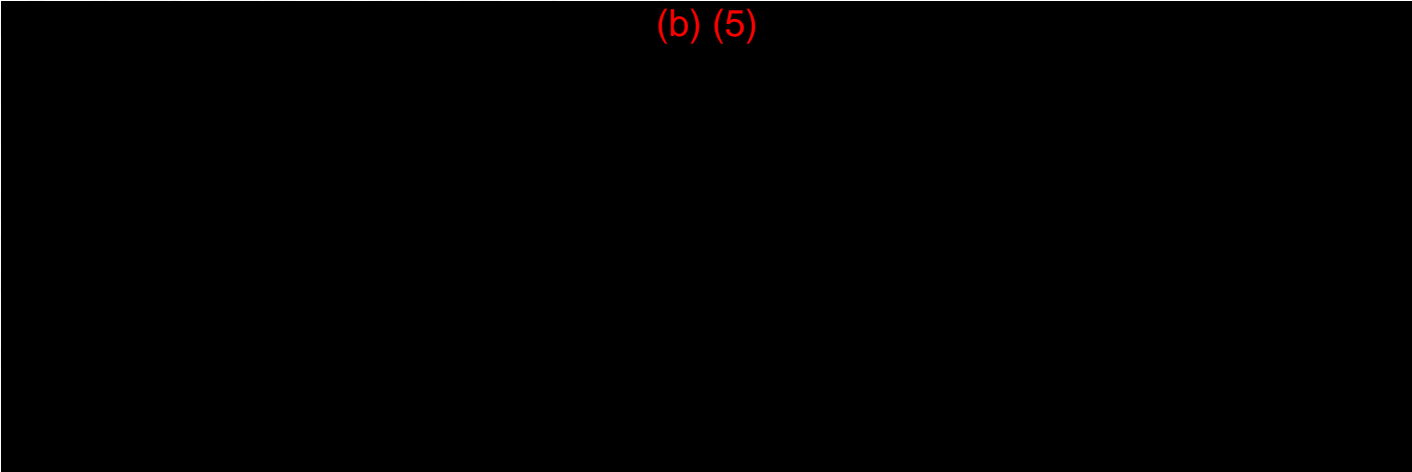
(b) (5)



STRUCTURE

WINDOWS

(b) (5)



(b) (5)

OPERATIONS AND ADMINISTRATION

(b) (5)

GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

CATEGORY	CLAUSE NO.	48 CFR REF.	CLAUSE TITLE
GENERAL	1		SUBLETTING AND ASSIGNMENT
	2	552.270-11	SUCCESSORS BOUND
	3	552.270-23	SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT
	4	552.270-24	STATEMENT OF LEASE
	5	552.270-25	SUBSTITUTION OF TENANT AGENCY
	6	552.270-26	NO WAIVER
	7		INTEGRATED AGREEMENT
	8	552.270-28	MUTUALITY OF OBLIGATION
PERFORMANCE	9		DELIVERY AND CONDITION
	10		DEFAULT BY LESSOR
	11	552.270-19	PROGRESSIVE OCCUPANCY
	12		MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT
	13		FIRE AND CASUALTY DAMAGE
	14		COMPLIANCE WITH APPLICABLE LAW
	15	552.270-12	ALTERATIONS
	16		ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY
PAYMENT	17	52.204-7	SYSTEM FOR AWARD MANAGEMENT
	18	52.204-13	SYSTEM FOR AWARD MANAGEMENT MAINTENANCE
	19	552.270-31	PROMPT PAYMENT
	20	52.232-23	ASSIGNMENT OF CLAIMS
	21		PAYMENT
	22	52.232-33	PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT
STANDARDS OF CONDUCT	23	52.203-13	CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT
	24	552.270-32	COVENANT AGAINST CONTINGENT FEES
	25	52-203-7	ANTI-KICKBACK PROCEDURES
	26	52-223-6	DRUG-FREE WORKPLACE
	27	52.203-14	DISPLAY OF HOTLINE POSTER(S)
ADJUSTMENTS	28	552.270-30	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY
	29	52.215-10	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
	30	552.270-13	PROPOSALS FOR ADJUSTMENT
	31		CHANGES
AUDITS	32	552.215-70	EXAMINATION OF RECORDS BY GSA
	33	52.215-2	AUDIT AND RECORDS—NEGOTIATION

INITIALS: &
 LESSOR GOVERNMENT

DISPUTES	34	52.233-1	DISPUTES
LABOR STANDARDS	35	52.222-26	EQUAL OPPORTUNITY
	36	52.222-21	PROHIBITION OF SEGREGATED FACILITIES
	37	52.219-28	POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION
	38	52.222-35	EQUAL OPPORTUNITY FOR VETERANS
	39	52.222-36	EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES
	40	52.222-37	EMPLOYMENT REPORTS ON VETERANS
SUBCONTRACTING	41	52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT
	42	52.215-12	SUBCONTRACTOR CERTIFIED COST OR PRICING DATA
	43	52.219-8	UTILIZATION OF SMALL BUSINESS CONCERNS
	44	52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN
	45	52.219-16	LIQUIDATED DAMAGES—SUBCONTRACTING PLAN
	46	52.204-10	REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS
	47	552.219-73	GOALS FOR SUBCONTRACTING PLAN

The information collection requirements contained in this solicitation/contract that are not required by regulation have been approved by the Office of Management and Budget (OMB) pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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LESSOR GOVERNMENT

GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

1. SUBLETTING AND ASSIGNMENT (JAN 2011)

The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease, and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any subletting or assignment shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld.

2. 552.270-11 SUCCESSORS BOUND (SEP 1999)

This lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors, and assigns.

3. 552.270-23 SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT (SEP 1999)

(a) Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this lease. Government agrees, in consideration of the warranties and conditions set forth in this clause, that this lease is subject and subordinate to any and all recorded mortgages, deeds of trust and other liens now or hereafter existing or imposed upon the premises, and to any renewal, modification or extension thereof. It is the intention of the parties that this provision shall be self-operative and that no further instrument shall be required to effect the present or subsequent subordination of this lease. Government agrees, however, within twenty (20) business days next following the Contracting Officer's receipt of a written demand, to execute such instruments as Lessor may reasonably request to evidence further the subordination of this lease to any existing or future mortgage, deed of trust or other security interest pertaining to the premises, and to any water, sewer or access easement necessary or desirable to serve the premises or adjoining property owned in whole or in part by Lessor if such easement does not interfere with the full enjoyment of any right granted the Government under this lease.

(b) No such subordination, to either existing or future mortgages, deeds of trust or other lien or security instrument shall operate to affect adversely any right of the Government under this lease so long as the Government is not in default under this lease. Lessor will include in any future mortgage, deed of trust or other security instrument to which this lease becomes subordinate, or in a separate non-disturbance agreement, a provision to the foregoing effect. Lessor warrants that the holders of all notes or other obligations secured by existing mortgages, deeds of trust or other security instruments have consented to the provisions of this clause, and agrees to provide true copies of all such consents to the Contracting Officer promptly upon demand.

(c) In the event of any sale of the premises or any portion thereof by foreclosure of the lien of any such mortgage, deed of trust or other security instrument, or the giving of a deed in lieu of foreclosure, the Government will be deemed to have attorned to any purchaser, purchasers, transferee or transferees of the premises or any portion thereof and its or their successors and assigns, and any such purchasers and transferees will be deemed to have assumed all obligations of the Lessor under this lease, so as to establish direct privity of estate and contract between Government and such purchasers or transferees, with the same force, effect and relative priority in time and right as if the lease had initially been entered into between such purchasers or transferees and the Government; provided, further, that the Contracting Officer and such purchasers or transferees shall, with reasonable promptness following any such sale or deed delivery in lieu of foreclosure, execute all such revisions to this lease, or other writings, as shall be necessary to document the foregoing relationship.

(d) None of the foregoing provisions may be deemed or construed to imply a waiver of the Government's rights as a sovereign.

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LESSOR GOVERNMENT

4. 552.270-24 STATEMENT OF LEASE (SEP 1999)

(a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter stating that the same is issued subject to the conditions stated in this clause and, if such is the case, that (1) the lease is in full force and effect; (2) the date to which the rent and other charges have been paid in advance, if any; and (3) whether any notice of default has been issued.

(b) Letters issued pursuant to this clause are subject to the following conditions:

(1) That they are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance;

(2) That the Government shall not be held liable because of any defect in or condition of the premises or building;

(3) That the Contracting Officer does not warrant or represent that the premises or building comply with applicable Federal, State and local law; and

(4) That the Lessor, and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable pre-purchase and pre-commitment inspection of the Premises and Building and by inquiry to appropriate Federal, State and local Government officials.

5. 552.270-25 SUBSTITUTION OF TENANT AGENCY (SEP 1999)

The Government may, at any time and from time to time, substitute any Government agency or agencies for the Government agency or agencies, if any, named in the lease.

6. 552.270-26 NO WAIVER (SEP 1999)

No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.

7. INTEGRATED AGREEMENT (JUN 2012)

This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the Lease. Except as expressly attached to and made a part of the Lease, neither the Request for Lease Proposals nor any pre-award communications by either party shall be incorporated in the Lease.

8. 552.270-28 MUTUALITY OF OBLIGATION (SEP 1999)

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and other Government obligations and covenants, arising under or related to this Lease, are interdependent. The Government may, upon issuance of and delivery to Lessor of a final decision asserting a claim against Lessor, set off such claim, in whole or in part, as against any payment or payments then or thereafter due the Lessor under this lease. No setoff pursuant to this clause shall constitute a breach by the Government of this lease.

9. DELIVERY AND CONDITION (JAN 2011)

(a) Unless the Government elects to have the space occupied in increments, the space must be delivered ready for occupancy as a complete unit.

INITIALS: &
LESSOR GOVERNMENT

(b) The Government may elect to accept the Space notwithstanding the Lessor's failure to deliver the Space substantially complete; if the Government so elects, it may reduce the rent payments.

10. DEFAULT BY LESSOR (APR 2012)

(a) The following conditions shall constitute default by the Lessor, and shall give rise to the following rights and remedies for the Government:

(1) Prior to Acceptance of the Premises. Failure by the Lessor to diligently perform all obligations required for Acceptance of the Space within the times specified, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may terminate the Lease on account of the Lessor's default.

(2) After Acceptance of the Premises. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition.

(3) Grounds for Termination. The Government may terminate the Lease if:

(i) The Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or

(ii) The Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions,

and such conditions (i) or (ii) substantially impair the safe and healthful occupancy of the Premises, or render the Space unusable for its intended purposes.

(4) Excuse. Failure by the Lessor to timely deliver the Space or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from:

(i) Circumstances within the Lessor's control;

(ii) Circumstances about which the Lessor had actual or constructive knowledge prior to the Lease Award Date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters;

(iii) The condition of the Property;

(iv) The acts or omissions of the Lessor, its employees, agents or contractors; or

(v) The Lessor's inability to obtain sufficient financial resources to perform its obligations.

(5) The rights and remedies specified in this clause are in addition to any and all remedies to which the Government may be entitled as a matter of law.

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LESSOR GOVERNMENT

11. 552.270-19 PROGRESSIVE OCCUPANCY (SEP 1999)

The Government shall have the right to elect to occupy the space in partial increments prior to the substantial completion of the entire leased premises, and the Lessor agrees to schedule its work so as to deliver the space incrementally as elected by the Government. The Government shall pay rent commencing with the first business day following substantial completion of the entire leased premise unless the Government has elected to occupy the leased premises incrementally. In case of incremental occupancy, the Government shall pay rent pro rata upon the first business day following substantial completion of each incremental unit. Rental payments shall become due on the first workday of the month following the month in which an increment of space is substantially complete, except that should an increment of space be substantially completed after the fifteenth day of the month, the payment due date will be the first workday of the second month following the month in which it was substantially complete. The commencement date of the firm lease term will be a composite determined from all rent commencement dates.

12. MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (APR 2015)

The Lessor shall maintain the Property, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this Lease, in good repair and tenantable condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease. For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge. Upon request of the Lease Contracting Officer (LCO), the Lessor shall provide written documentation that building systems have been properly maintained, tested, and are operational within manufacturer's warranted operating standards. The Lessor shall maintain the Premises in a safe and healthful condition according to applicable OSHA standards and all other requirements of this Lease, including standards governing indoor air quality, existence of mold and other biological hazards, presence of hazardous materials, etc. The Government shall have the right, at any time after the Lease Award Date and during the term of the Lease, to inspect all areas of the Property to which access is necessary for the purpose of determining the Lessor's compliance with this clause.

13. FIRE AND CASUALTY DAMAGE (JUN 2016)

If the building in which the Premises are located is totally destroyed or damaged by fire or other casualty, this Lease shall immediately terminate. If the building in which the Premises are located are only partially destroyed or damaged, so as to render the Premises untenable, or not usable for their intended purpose, the Lessor shall have the option to elect to repair and restore the Premises or terminate the Lease. The Lessor shall be permitted a reasonable amount of time, not to exceed **270 days** from the event of destruction or damage, to repair or restore the Premises, provided that the Lessor submits to the Government a reasonable schedule for repair of the Premises within **60 days** of the event of destruction or damage. If the Lessor fails to timely submit a reasonable schedule for completing the work, the Government may elect to terminate the Lease effective as of the date of the event of destruction or damage. If the Lessor elects to repair or restore the Premises, but fails to repair or restore the Premises within **270 days** from the event of destruction or damage, or fails to diligently pursue such repairs or restoration so as to render timely completion commercially impracticable, the Government may terminate the Lease effective as of the date of the destruction or damage. During the time that the Premises are unoccupied, rent shall be abated. Termination of the Lease by either party under this clause shall not give rise to liability for either party.

Nothing in this lease shall be construed as relieving Lessor from liability for damage to, or destruction of, property of the United States of America caused by the willful or negligent act or omission of Lessor.

14. COMPLIANCE WITH APPLICABLE LAW (JAN 2011)

Lessor shall comply with all Federal, state and local laws applicable to its ownership and leasing of the Property, including, without limitation, laws applicable to the construction, ownership, alteration or operation of all buildings, structures, and facilities located thereon, and obtain all necessary permits, licenses and similar items at its own expense. The Government will comply with all Federal, State and local laws applicable to and enforceable against

INITIALS: &
LESSOR GOVERNMENT

it as a tenant under this lease, provided that nothing in this Lease shall be construed as a waiver of the sovereign immunity of the Government. This Lease shall be governed by Federal law.

15. 552.270-12 ALTERATIONS (SEP 1999)

The Government shall have the right during the existence of this lease to make alterations, attach fixtures, and erect structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, on, upon, or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. If the lease contemplates that the Government is the sole occupant of the building, for purposes of this clause, the leased premises include the land on which the building is sited and the building itself. Otherwise, the Government shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the leased space.

16. ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (APR 2015)

(a) Ten (10) working days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of building shell and TIs conforming to this Lease and the approved DIDs is substantially complete, and a Certificate of Occupancy has been issued as set forth below.

(b) The Space shall be considered substantially complete only if the Space may be used for its intended purpose and completion of remaining work will not unreasonably interfere with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punchlist generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

(c) The Lessor shall provide a valid Certificate of Occupancy, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue Certificates of Occupancy or if the Certificate of Occupancy is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates that the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease to ensure an acceptable level of safety is provided. Under such circumstances, the Government shall only accept the Space without a Certificate of Occupancy if a licensed fire protection engineer determines that the offered space is compliant with all applicable local codes and ordinances and fire protection and life safety-related requirements of this Lease.

17. 52.204-7 SYSTEM FOR AWARD MANAGEMENT (JUL 2013)

This clause is incorporated by reference.

18. 52.204-13 SYSTEM FOR AWARD MANAGEMENT MAINTENANCE (JUL 2013)

This clause is incorporated by reference.

19. 552.270-31 PROMPT PAYMENT (JUN 2011)

The Government will make payments under the terms and conditions specified in this clause. Payment shall be considered as being made on the day a check is dated or an electronic funds transfer is made. All days referred to in this clause are calendar days, unless otherwise specified.

(a) *Payment due date—*

(1) *Rental payments.* Rent shall be paid monthly in arrears and will be due on the first workday of each month, and only as provided for by the lease.

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LESSOR GOVERNMENT

(i) When the date for commencement of rent falls on the 15th day of the month or earlier, the initial monthly rental payment under this contract shall become due on the first workday of the month following the month in which the commencement of the rent is effective.

(ii) When the date for commencement of rent falls after the 15th day of the month, the initial monthly rental payment under this contract shall become due on the first workday of the second month following the month in which the commencement of the rent is effective.

(2) *Other payments.* The due date for making payments other than rent shall be the later of the following two events:

(i) The 30th day after the designated billing office has received a proper invoice from the Contractor.

(ii) The 30th day after Government acceptance of the work or service. However, if the designated billing office fails to annotate the invoice with the actual date of receipt, the invoice payment due date shall be deemed to be the 30th day after the Contractor's invoice is dated, provided a proper invoice is received and there is no disagreement over quantity, quality, or Contractor compliance with contract requirements.

(b) *Invoice and inspection requirements for payments other than rent.*

(1) The Contractor shall prepare and submit an invoice to the designated billing office after completion of the work. A proper invoice shall include the following items:

(i) Name and address of the Contractor.

(ii) Invoice date.

(iii) Lease number.

(iv) Government's order number or other authorization.

(v) Description, price, and quantity of work or services delivered.

(vi) Name and address of Contractor official to whom payment is to be sent (must be the same as that in the remittance address in the lease or the order).

(vii) Name (where practicable), title, phone number, and mailing address of person to be notified in the event of a defective invoice.

(2) The Government will inspect and determine the acceptability of the work performed or services delivered within seven days after the receipt of a proper invoice or notification of completion of the work or services unless a different period is specified at the time the order is placed. If actual acceptance occurs later, for the purpose of determining the payment due date and calculation of interest, acceptance will be deemed to occur on the last day of the seven day inspection period. If the work or service is rejected for failure to conform to the technical requirements of the contract, the seven days will be counted beginning with receipt of a new invoice or notification. In either case, the Contractor is not entitled to any payment or interest unless actual acceptance by the Government occurs.

(c) *Interest Penalty.*

(1) An interest penalty shall be paid automatically by the Government, without request from the Contractor, if payment is not made by the due date.

(2) The interest penalty shall be at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978 (41 U.S.C. 611) that is in effect on the day after the due date. This rate is referred to as the "Renegotiation Board Interest Rate," and it is published in the **Federal Register**

INITIALS: &
LESSOR GOVERNMENT

semiannually on or about January 1 and July 1. The interest penalty shall accrue daily on the payment amount approved by the Government and be compounded in 30-day increments inclusive from the first day after the due date through the payment date.

(3) Interest penalties will not continue to accrue after the filing of a claim for such penalties under the clause at 52.233-1, Disputes, or for more than one year. Interest penalties of less than \$1.00 need not be paid.

(4) Interest penalties are not required on payment delays due to disagreement between the Government and Contractor over the payment amount or other issues involving contract compliance or on amounts temporarily withheld or retained in accordance with the terms of the contract. Claims involving disputes, and any interest that may be payable, will be resolved in accordance with the clause at 52.233-1, Disputes.

(d) *Overpayments.* If the Lessor becomes aware of a duplicate payment or that the Government has otherwise overpaid on a payment, the Contractor shall—

(1) Return the overpayment amount to the payment office cited in the contract along with a description of the overpayment including the—

(i) Circumstances of the overpayment (e.g., duplicate payment, erroneous payment, liquidation errors, date(s) of overpayment);

(ii) Affected lease number; (iii) Affected lease line item or sub-line item, if applicable; and

(iii) Lessor point of contact.

(2) Provide a copy of the remittance and supporting documentation to the Contracting Officer.

20. 52.232-23 ASSIGNMENT OF CLAIMS (MAY 2014)

(Applicable to leases over the micro-purchase threshold.)

(a) The Contractor, under the Assignment of Claims Act, as amended, 31 U.S.C. 3727, 41 U.S.C. 6305 (hereafter referred to as "the Act"), may assign its rights to be paid amounts due or to become due as a result of the performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency. The assignee under such an assignment may thereafter further assign or reassign its right under the original assignment to any type of financing institution described in the preceding sentence.

(b) Any assignment or reassignment authorized under the Act and this clause shall cover all unpaid amounts payable under this contract, and shall not be made to more than one party, except that an assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in the financing of this contract.

(c) The Contractor shall not furnish or disclose to any assignee under this contract any classified document (including this contract) or information related to work under this contract until the Contracting Officer authorizes such action in writing.

21. PAYMENT (MAY 2011)

(a) When space is offered and accepted, the amount of American National Standards Institute/Building Owners and Managers Association Office Area (ABOA) square footage delivered will be confirmed by:

(1) The Government's measurement of plans submitted by the successful Offeror as approved by the Government, and an inspection of the space to verify that the delivered space is in conformance with such

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LESSOR GOVERNMENT

plans or

(2) A mutual on-site measurement of the space, if the Contracting Officer determines that it is necessary.

(b) Payment will not be made for space which is in excess of the amount of ABOA square footage stated in the lease.

(c) If it is determined that the amount of ABOA square footage actually delivered is less than the amount agreed to in the lease, the lease will be modified to reflect the amount of ABOA space delivered and the annual rental will be adjusted as follows:

ABOA square feet not delivered multiplied by one plus the common area factor (CAF), multiplied by the rate per rentable square foot (RSF). That is: $(1+CAF) \times \text{Rate per RSF} = \text{Reduction in Annual Rent}$

22. 52.232-33 PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT (JUL 2013)

This clause is incorporated by reference.

23. 52.203-13 CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT (OCT 2015)

(Applicable to leases over \$5.5 million total contract value and performance period is 120 days or more.)

This clause is incorporated by reference.

24. 552.270-32 COVENANT AGAINST CONTINGENT FEES (JUN 2011)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

(a) The Contractor warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Government shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of the contingent fee.

(b) *Bona fide agency*, as used in this clause, means an established commercial or selling agency (including licensed real estate agents or brokers), maintained by a Contractor for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

(1) *Bona fide employee*, as used in this clause, means a person, employed by a Contractor and subject to the Contractor's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

(2) *Contingent fee*, as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

(3) *Improper influence*, as used in this clause, means any influence that induces or tends to induce a Government employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

25. 52.203-7 ANTI-KICKBACK PROCEDURES (MAY 2014)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

This clause is incorporated by reference.

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26. 52.223-6 DRUG-FREE WORKPLACE (MAY 2001)

(Applicable to leases over the Simplified Lease Acquisition Threshold, as well as to leases of any value awarded to an individual.)

This clause is incorporated by reference.

27. 52.203-14 DISPLAY OF HOTLINE POSTER(S) (OCT 2015)

(Applicable to leases over \$5.5 Million total contract value and performance period is 120 days or more.)

(a) Definition.

"United States," as used in this clause, means the 50 States, the District of Columbia, and outlying areas.

(b) Display of fraud hotline poster(s). Except as provided in paragraph (c)—

(1) During contract performance in the United States, the Contractor shall prominently display in common work areas within business segments performing work under this contract and at contract work sites—

(i) Any agency fraud hotline poster or Department of Homeland Security (DHS) fraud hotline poster identified in paragraph (b)(3) of this clause; and

(ii) Any DHS fraud hotline poster subsequently identified by the Contracting Officer.

(2) Additionally, if the Contractor maintains a company website as a method of providing information to employees, the Contractor shall display an electronic version of the poster(s) at the website.

(3) Any required posters may be obtained as follows:

Poster(s)	Obtain from
GSA Office of Inspector General "FRAUDNET HOTLINE"	Contracting Officer

(Contracting Officer shall insert—

(i) Appropriate agency name(s) and/or title of applicable Department of Homeland Security fraud hotline poster; and

(ii) The website(s) or other contact information for obtaining the poster(s).)

(c) If the Contractor has implemented a business ethics and conduct awareness program, including a reporting mechanism, such as a hotline poster, then the Contractor need not display any agency fraud hotline posters as required in paragraph (b) of this clause, other than any required DHS posters.

(d) Subcontracts. The Contractor shall include the substance of this clause, including this paragraph (d), in all subcontracts that exceed \$5.5 million, except when the subcontract—

(1) Is for the acquisition of a commercial item; or

(2) Is performed entirely outside the United States.

28. 552.270-30 PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (JUN 2011)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

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(a) If the head of the contracting activity (HCA) or his or her designee determines that there was a violation of subsection 27(a) of the Office of Federal Procurement Policy Act, as amended (41 U.S.C. 423), as implemented in the Federal Acquisition Regulation, the Government, at its election, may—

(1) Reduce the monthly rental under this lease by five percent of the amount of the rental for each month of the remaining term of the lease, including any option periods, and recover five percent of the rental already paid;

(2) Reduce payments for alterations not included in monthly rental payments by five percent of the amount of the alterations agreement; or

(3) Reduce the payments for violations by a Lessor's subcontractor by an amount not to exceed the amount of profit or fee reflected in the subcontract at the time the subcontract was placed.

(b) Prior to making a determination as set forth above, the HCA or designee shall provide to the Lessor a written notice of the action being considered and the basis thereof. The Lessor shall have a period determined by the agency head or designee, but not less than 30 calendar days after receipt of such notice, to submit in person, in writing, or through a representative, information and argument in opposition to the proposed reduction. The agency head or designee may, upon good cause shown, determine to deduct less than the above amounts from payments.

(c) The rights and remedies of the Government specified herein are not exclusive, and are in addition to any other rights and remedies provided by law or under this lease.

29. 52.215-10 PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (AUG 2011)

(Applicable when cost or pricing data are required for work or services over \$750,000.)
This clause is incorporated by reference.

30. 552.270-13 PROPOSALS FOR ADJUSTMENT (SEP 1999)

(a) The Contracting Officer may, from time to time during the term of this lease, require changes to be made in the work or services to be performed and in the terms or conditions of this lease. Such changes will be required under the Changes clause.

(b) If the Contracting Officer makes a change within the general scope of the lease, the Lessor shall submit, in a timely manner, an itemized cost proposal for the work to be accomplished or services to be performed when the cost exceeds \$100,000. The proposal, including all subcontractor work, will contain at least the following detail—

(1) Material quantities and unit costs;

(2) Labor costs (identified with specific item or material to be placed or operation to be performed;

(3) Equipment costs;

(4) Worker's compensation and public liability insurance;

(5) Overhead;

(6) Profit; and

(7) Employment taxes under FICA and FUTA.

(c) The following Federal Acquisition Regulation (FAR) provisions also apply to all proposals exceeding \$500,000 in cost—

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34. 52.233-1 DISPUTES (MAY 2014)

This clause is incorporated by reference.

35. 52.222-26 EQUAL OPPORTUNITY (APR 2015)

This clause is incorporated by reference.

36. 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (APR 2015)

This clause is incorporated by reference.

37. 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (JUL 2013)

(Applicable to leases exceeding the micro-purchase threshold.)

This clause is incorporated by reference.

38. 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (OCT 2015)

(Applicable to leases \$150,000 or more, total contract value.)

(a) Definitions. As used in this clause—

“Active duty wartime or campaign badge veteran,” “Armed Forces service medal veteran,” “disabled veteran,” “protected veteran,” “qualified disabled veteran,” and “recently separated veteran” have the meanings given at FAR [22.1301](#).

(b) Equal opportunity clause. The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-300.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified protected veterans, and requires affirmative action by the Contractor to employ and advance in employment qualified protected veterans.

(c) Subcontracts. The Contractor shall insert the terms of this clause in subcontracts of \$150,000 or more unless exempted by rules, regulations, or orders of the Secretary of Labor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

39. 52.222-36 EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES (JUL 2014)

(Applicable to leases over \$15,000 total contract value.)

(a) *Equal opportunity clause.* The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-741.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by the Contractor to employ and advance in employment qualified individuals with disabilities.

(b) *Subcontracts.* The Contractor shall include the terms of this clause in every subcontract or purchase order in excess of \$15,000 unless exempted by rules, regulations, or orders of the Secretary, so that such provisions will be binding upon each subcontractor or vendor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs of the U.S. Department of Labor, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

40. 52.222-37 EMPLOYMENT REPORTS ON VETERANS (FEB 2016)

(Applicable to leases \$150,000 or more, total contract value.)

This clause is incorporated by reference.

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41. **52.209-6 PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (OCT 2015)**
(Applicable to leases over \$35,000 total contract value.)
This clause is incorporated by reference.
42. **52.215-12 SUBCONTRACTOR CERTIFIED COST OR PRICING DATA (OCT 2010)**
(Applicable if over \$750,000 total contract value.)
This clause is incorporated by reference.
43. **52.219-8 UTILIZATION OF SMALL BUSINESS CONCERNS (OCT 2014)**
(Applicable to leases over the Simplified Lease Acquisition Threshold.)
This clause is incorporated by reference.
44. **52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (OCT 2015) ALTERNATE III (OCT 2015)**
(Applicable to leases over \$700,000 total contract value.)
This clause is incorporated by reference.
45. **52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (JAN 1999)**
(Applicable to leases over \$700,000 total contract value.)
This clause is incorporated by reference.
46. **52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (OCT 2015)**
(Applicable if over \$30,000 total contract value.)
This clause is incorporated by reference.
47. **552.219-73 GOALS FOR SUBCONTRACTING PLAN (JUN 2005), ALTERNATE I (SEP 1999)**
(Applicable if over \$700,000 total contract value.)
This clause is incorporated by reference.

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ADDENDUM to the System for Award Management (SAM) REPRESENTATIONS AND CERTIFICATIONS (Acquisitions of Leasehold Interests in Real Property)	Request for Lease Proposals Number	Dated
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Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following additional Representations. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

1. ANNUAL REPRESENTATIONS AND CERTIFICATIONS FOR LEASEHOLD ACQUISITIONS (APR 2015)

- (a) (1) The North American Industry Classification System (NAICS) code for this acquisition is 531120, unless the real property is self-storage (#531130), land (#531190), or residential (#531110).
- (2) The small business size standard is 38.5 Million in annual average gross revenue of the concern for the last 3 fiscal years.
- (3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.
- (b) The System for Award Management (SAM) is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Offeror, by signing this addendum, hereby certifies he is registered in SAM.
- ☐ Registration Active and Copy Attached

2. 552.203-72 REPRESENTATION BY CORPORATIONS REGARDING AN UNPAID DELINQUENT FEDERAL TAX LIABILITY OR A FELONY CONVICTION UNDER ANY FEDERAL LAW (DEVIATION) (OCT 2013)

- (a) In accordance with Sections 630 and 631 of Division of the Consolidated Appropriations Act, 2012 (Pub. L. 112-74), and Section 101 of the Continuing Appropriations Act, 2014 (Pub. L. 113-16) none of the funds made available by the Continuing Appropriations Act 2014 may be used to enter into a contract action with any corporation that—
 - (1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless the agency has considered suspension or debarment of the corporation and made a determination that this further action is not necessary to protect the interests of the Government, or
 - (2) Was convicted, or had an officer or agent of such corporation acting on behalf of the corporation convicted of a felony criminal violation under any Federal law within the preceding 24 months, where the awarding agency is aware of the conviction, unless the agency has considered suspension or debarment of the corporation or such officer or agent and made a determination that this action is not necessary to protect the interests of the Government.
- (b) The Contractor represents that—
 - (1) It is ☐ is not ☐ a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or

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- have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
- (2) It is ☐ is not ☐ a corporation that was convicted, or had an officer or agent of the corporation acting on behalf of the corporation, convicted of a felony criminal violation under any Federal law within the preceding 24 months.

3. OFFEROR'S DUNS NUMBER

(a) Enter number: 780589375

(b) An offeror may obtain a DUNS number (i) via the Internet at <http://fedgov.dnb.com/webform> or if the offeror does not have internet access, it may call Dun and Bradstreet at 1-866-705-5711 if located within the United States; or (ii) If located outside the United States, by contacting the local Dun and Bradstreet office. The offeror should indicate that it is an offeror for a U.S. Government contract when contacting the local Dun and Bradstreet office.

OFFEROR OR LEGALLY AUTHORIZED REPRESENTATIVE	NAME, ADDRESS (INCLUDING ZIP CODE) ROBERT MILKOVICH FIRST POTOMAC REALTY TRUST 7600 WISCONSIN AVE FL 11 BETHESDA MD 20814 <div style="background-color: black; color: red; text-align: center; padding: 5px;">(b) (6)</div> Signature	TELEPHONE NUMBER 301-986-9200 4/24/17 Date
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Exhibit G

DOCUMENTS, EXHIBITS, AND OTHER ATTACHMENTS TABLE OF CONTENTS

ATTACHMENT NUMBER	ATTACHMENT TITLE
J-1503010-01	Definitions and Acronyms
J-1503010-02	References and Technical Documents
J-1503010-03	Inventory of Facility Spaces and Other Areas
J-1503010-05	Custodial Services BUMED
J-1503010-06	Mandated CYP Facility Custodial and Housekeeping Requirements
J-1503010-07	Sample Access Denial Form
J-1503010-08	Historical Data for Custodial Services
J-1503010-12	Dedicated Staffing Locations and Minimum Staffing Requirements

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ATTACHMENT (b) (5),(b) (7)(F)

DEFINITIONS AND ACRONYMS

Term/Acronym	Definition
Admin Space	Administrative and operational offices, cubicle areas, and work spaces
Aseptic	Sterile; free of infection or disease producing microorganisms.
Ash Urn	Receptacle specifically used for the disposal of tobacco waste products.
(b) (5),(b) (7)(F)	
CDO	Command Duty Officer
Child Development Center (CDC)	A facility used for the care of children.
Clean	Free of dirt, dust, spots, streaks, graffiti, smudges, smears, insects, cobwebs, liquids, bird feces, debris, and other foreign, undesirable residue.
Clean Room	A room occupied by a patient having a contagious disease.
Clinical and General Patient Care Areas	Patient room, examination room, treatment and procedure room, laboratory space, duty room, day room (lounge), in-patient corridor and passageway, pantry, soiled and clean utility room, locker room, waiting room, tub room, nursing station, medicine room, chart room, conference room, and toilets serving such areas. Clinical and general patient care areas are periodically inspected by The Joint Commission and monitored by the (b) (5),(b) (7)(F)
Coating	Applying a sealing (or finish) coat to a floor; also termed, Waxing.
Collection Point	A designated interior or exterior perimeter area location where wastes are placed in waste containers by facility occupants for collection and removal by the Contractor.
Common Space	Interior space(s) within a facility accessible and available for use by all occupants, e.g., entryways, foyers, lobbies, corridors/hallways, stairs, restrooms serving such areas (excluding patient care areas), locker rooms and showers, storage rooms, conference rooms, elevators, lobbies, and break rooms/coffee mess spaces/kitchens/lunchrooms.
Contaminated Waste	Infectious and pathological wastes packaged in red plastic bags and boxed. These wastes are NOT to be handled by Contractor custodial personnel.
Critical Patient Care Area	Space within an MTF where the threat of nosocomial infection is greatest due to the presence of infectious microorganisms, the means for transmission of the organisms, and the presence of susceptible hosts (i.e., human beings with lowered resistance to disease or infection), e.g., surgical areas, recovery rooms, labor/delivery rooms, emergency rooms, isolation rooms, critical care units, intensive care units, step-down units, intensive care nursery, infant nursery, and toilets serving such areas. Critical patient care areas are periodically inspected by The Joint Commission and monitored by the (b) (5),(b) (7)(F)
CYP	Child and Youth Program
Debris	Any deposited, discarded or undesirable item, e.g., paper, plastic, beverage container, trash, garbage, vegetative, and similar waste materials.
Discharge Cleaning	Cleaning and sanitizing of patient care rooms to include all floor and wall surfaces, sink and counter fixtures, and the associated bathroom surfaces, and replacement of linens and toiletries and patient bed making following discharge of the patient.
Disinfect	To cleanse of microorganisms by application of an approved chemical agent; also, to sanitize.
Disinfectant	A chemical agent that is used on inanimate surfaces to destroy potentially infectious microorganisms.
Disinfectant Detergent	A chemical product, which is formulated with cleaning agents and germicides,

(b) (5),(b) (7)(F)

ATTACHMENT (b) (5),(b) (7)(F)

DEFINITIONS AND ACRONYMS

Term/Acronym	Definition
	selected for soil removal and simultaneous disinfecting.
Dispenser	A dispensing container or device used to store and release products in single usage portions, e.g., paper towel dispenser, toilet paper dispenser, toilet seat cover dispenser, liquid soap dispenser, liquid hand sanitizer.
Duty Room	Resident room, intern room, Command Duty Officer (CDO) room, Officer-of-the-Day (OOD) room, and other rooms housing non-patient beds designated as such by the MTF staff.
Environment of Care (EOC)	A variety of sites where patients are treated including inpatient and outpatient areas comprised of three basic components: buildings, equipment, and people.
Exercise Area	A space within a facility containing cardiovascular and muscular strengthening and conditioning equipment, e.g., physical therapy rooms, fitness rooms.
Floor	That part of a space within a facility that forms its lower enclosing surface upon which one can access by walking, and also includes floor surfaces of stairwells and elevators.
Garbage	Animal and vegetable waste (and containers) resulting from the handling, preparation, cooking, and consumption of foods.
High Area	All vertical and horizontal surfaces within a space located above a height of 7'-0" from floor level including, but not limited to, walls, ceilings, and fixtures, e.g., light fixtures, HVAC vents, ceiling fans, overhead piping.
ICU	Intensive Care Unit
Infection Control Committee (ICC)	A designated group of staff responsible for monitoring the total infection control program throughout an MTF.
Infectious Waste	Liquid or solid waste that contains pathogens in sufficient quantities and with sufficient virulence to cause infectious disease in susceptible hosts exposed to the waste. See also Red Bag and Regulated Medical Waste (RMW).
Inpatient	A patient admitted to and hospitalized overnight in an MTF.
Inpatient Area	Space within an MTF designated for the support, treatment, lodging and feeding of an inpatient.
Interior Glass Surface	Any glass, plexi-glass, transparent and semi-transparent plastic surface installed within a building component, e.g., wall, door, relocatable room partition, display case.
(The) Joint Commission (TJC)	A U.S. national organization dedicated to improving the care, safety, and treatment of patients in health care facilities, and publishers of The Joint Commission Manuals. Formerly termed, Joint Commission on Accreditation of Health Care Organizations (JCAHO).
Light Fixture	An interior ceiling, emergency exit, lighted sign/display, desk, table, bed, floor, delivery, operating room lighting fixture; an exterior entrance light, security light.
Low Area	All vertical and horizontal surfaces within a space located at or below a height of 7'-0" above floor level including, but not limited to, walls, ledges, sills, interior and exterior doors, furniture, relocatable room partitions, and fixtures, e.g., HVAC vents, equipment, hand railings in stairways, ledges, sills, walls, doors, light fixtures, chalk and dry erase boards and trays, and miscellaneous hardware and bright metal work.
Medical Admin Space	Administrative and operational offices, cubicle and open admin areas, and work spaces located within an MTF.
Medical Common Space	Entryways, hallways, stairs, conference rooms, libraries, auditoriums, training rooms, elevators, lobbies, and admin area restrooms located within an MTF.
Medical Food Handling Space	Break rooms, kitchens, coffee messes, lunch rooms, food courts, bars, and cafeterias located within an MTF.

(b) (5),(b) (7)(F)

ATTACHMENT (b) (5),(b) (7)(F)

DEFINITIONS AND ACRONYMS

Term/Acronym	Definition
Medical High Traffic Space	Patient waiting areas, public restrooms, and pharmacies located within an MTF.
Medical Patient Care Space	Examination room, treatment rooms, physical therapy spaces, in-patient rooms and toilets, duty room and staff restrooms in patient care areas located within an MTF.
Mess Area	A room typically equipped with tables, chairs, and appliances designated for use by building occupants to store, prepare, and consume meals; also termed Break Room, Canteen, Coffee Mess, Kitchen, Lounge, Lunch Room.
MTF	DoD term for Medical Treatment Facility
NICU	Neonatal Intensive Care Unit
Nosocomial Infection	An infection acquired by patients, staff or other personnel during hospitalization, with diagnosis confirmed by clinical or laboratory evidence.
Outpatient	A non-admitted patient not hospitalized overnight in an MTF.
Outpatient Area	Space within an MTF designated for the diagnosing and treatment of outpatients.
Perimeter Area	That area within ten feet from the exterior walls and entrance doors of a facility extended out to include associated open entrance foyers, porches, adjacent sidewalks, courtyards, patios, covered pavilions, smoking gazebos, sitting benches, picnic tables, umbrellas, tables, chairs, fixed barbecue grills, ash urns, and other similar surfaces and equipment in the vicinity of the facility.
Police	To physically inspect a designated area in search of debris.
PPE	Personal Protective Equipment that includes, at a minimum, the PPE required by the (b) (5),(b) (7)(F) Infection Control Manual.
Prestige Space	High visibility administrative offices and suites occupied by installation commander, flag officer, and SES level personnel.
Red Bag	A red colored bag used to contain infectious waste.
Refuse	All garbage, ashes, debris, rubbish, and other similar waste material with the exception of explosive waste, hazardous waste, incendiary waste, and contaminated waste from medical and radiological processes.
Regulated Medical Waste (RMW)	Liquid or solid waste containing pathogens in sufficient numbers and of sufficient virulence to cause infectious disease in susceptible hosts exposed to the waste. RMW is sometimes recognizable because of visible blood or other infectious substances, but visibility is not to be used as the sole criterion for infectiousness. Items can be heavily contaminated by an infectious substance (such as serum or plasma), yet show no readily observable signs of contamination. Refer to Specification 1800000 Environmental.
Restroom	A room or facility containing one or more sinks, urinals, toilets, showers and other similar fixtures; also termed, Bathroom, "Head".
Sanitary	Free of microorganisms.
Sanitize	To chemically or physically reduce a microbial population to a level determined to be safe by the most stringent specified health standards, i.e., 99 percent reduction.
Sharps	Any object or number of objects that can penetrate the skin, including, but not limited to, needles, syringes (with or without needles), surgical instruments, scalpel blades, suture needles, dental wires, pipettes, breakable blood vials, specimen slides, needles with attached tubing, cover slips, and broken glass or plastic potentially contaminated with infectious material. Sharps that have been used in animal or human patient care or treatment, or in medical, research or industrial laboratories, regardless of presence of infectious agents, will be disposed of as RMW. Refer to Specification 1800000 Environmental.
Sightly	Attractive, tasteful, uniform in appearance, and pleasing to the sight consistent with the object's intended purpose.

(b) (5),(b) (7)(F)

ATTACHMENT (b) (5),(b) (7)(F)

DEFINITIONS AND ACRONYMS

Term/Acronym	Definition
Space	An area of a facility to receive custodial or housekeeping services which may or may not be considered a room by common definition, e.g., definable sections of corridors, stairwells, lobbies, offices, entrances, elevators.
Surgical Area	A space where surgical or invasive medical procedures are performed, e.g., operating room, critical care unit (medical, surgical, cardiac, and neonatal), labor and delivery room, recovery room, and emergency room.
Vent	A ductwork opening to convey heated, ventilated, and air conditioned (HVAC) air; also termed, Supply, Return, or Exhaust Register, Grille or Diffuser.
Walk-off Mat	Non-permanent floor or carpet covering typically placed at entrances and in high traffic areas to capture and reduce infiltration of dirt and water; also termed, Runner.
Waste Container	A receptacle for holding trash, waste paper, and refuse of any type; also termed Trash Can, Wastebasket, Wastepaper Basket.
Window	Any glass opening to the exterior of a facility which includes the glazing, window frame, sill, storm window glass and frame, skylight, and associated insect screen and frame.

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ATTACHMENT (b) (5),(b) (7)(F)

REFERENCES AND TECHNICAL DOCUMENTS

Directive Number	Title/Description
29 CFR 1910.141	OSHA Standards for Restrooms
29 CFR 1910.1030	OSHA Standards for Bloodborne Pathogens
OPNAVINST 1700.9	Child and Youth Program (CYP), Health and Sanitation Standards, Chapter 19
BUMEDINST 6280.1	Management of Infectious Waste
(b) (5),(b) (7)(F)	
The Joint Commission Standards for Hospitals and Clinics	http://www.jointcommission.org
ASHES Guidance	American Society for Healthcare Environmental Services (ASHES), Practice Guidance for Healthcare Environmental Cleaning

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(b) (5),(b) (7)(F)

1503010 – Custodial Table of Contents	
1	General Information
1.1	Concept of Operations
2	Management & Administration
2.1	Definitions and Acronyms
2.2	Personnel
2.2.1	Certification, Training, and Licensing
2.2.1.1	Pathogen Training
2.2.2	MTF Dedicated Staffing
2.3	References and Technical Documents
3	FFP Work
3.1	Scheduled Services
3.1.1	Space Cleaning
3.1.1.1	Waste Container Emptying
3.1.1.2	Low Area Cleaning
3.1.1.3	Employee Mess Area Cleaning
3.1.1.4	High Area Cleaning
3.1.1.5	Interior Window Cleaning
3.1.1.6	Exterior Window Cleaning
3.1.1.7	Window Blinds Cleaning
3.1.1.8	Interior Glass Surfaces Cleaning
3.1.1.9	Entrance Cleaning
3.1.1.10	Drinking Fountains Cleaning
3.1.2	Floor Care
3.1.2.1	Sweeping and Dust Mopping
3.1.2.2	Vacuuming Carpets and Rugs
3.1.2.3	Cleaning Walk-off Mats
3.1.2.4	Spray Cleaning and Buffing
3.1.2.5	Damp Mopping
3.1.2.6	Stripping, Coating, and Buffing
3.1.2.7	Carpet and Rug Deep Cleaning
3.1.3	Restroom Services
3.1.3.1	Restroom Cleaning
3.1.3.2	Restroom Supplies
3.1.4	Group Shower/Locker Room Cleaning
3.1.5	Perimeter Area Services
3.1.6	MTF Special Housekeeping Services
3.1.6.1	Privacy Curtain Servicing
3.1.6.2	Infant Care Equipment Cleaning
3.1.6.3	HVAC Vent Cleaning
3.1.6.4	Bed Making
3.1.6.5	Hand Sanitizer Dispenser Servicing
3.1.6.6	Discharge Cleaning
3.1.6.7	Dedicated Staffing
3.2	Unscheduled Services
4	IDIQ Work

(b) (5), (b) (7)(F)

1503010 - Custodial		
Spec Item	Title	Description
1	General Information	The Contractor shall provide all labor, management, supervision, tools, material, and equipment required to perform custodial services at (b) (5),(b) (7)(F)
1.1	Concept of Operations	<p>The intent of 1503010 Custodial is to specify the requirements for custodial and Medical Treatment Facility (MTF) housekeeping services.</p> <p>Custodial requirements consist mainly of services that ensure the cleanliness and sanitization of working environments, both interior surfaces of facilities and exterior perimeter surfaces in areas adjacent to facilities. Custodial services include removal of waste material from interior containers, transport and deposit into exterior commercial waste material containers (dumpsters) located in the vicinity of facilities receiving custodial services. No collection and removal of recyclable material is included in custodial services.</p> <p>Mandated and special cleaning requirements are included for the applicable (b) (5),(b) (7)(F) The goal of MTF housekeeping is to prevent infectious disease transmission and to continuously provide an aesthetically pleasing environment within the MTF.</p>

1503010 - Custodial		
Spec Item	Title	Description
2	Management & Administration	
2.1	Definitions and Acronyms	Definitions and Acronyms are listed in (b) (5),(b) (7)(F)
2.2	Personnel	The Contractor shall provide personnel with the qualifications, technical knowledge, experience and skills required to efficiently provide custodial services.
2.2.1	Certification, Training, and Licensing	
2.2.1.1	Pathogen Training	Refer to Spec Item 2.7.3.2, Specification 0200000, Annex 2.
2.2.2	MTF Dedicated Staffing	Personnel assigned to designated areas within MTFs requiring dedicated housekeeping staffing, e.g., critical patient care spaces, are considered key personnel. Personnel assigned to these dedicated staffs shall not wear cologne or perfume while working in these areas. In the event personnel in dedicated staffing areas are absent because of illness, a written note from a health official stating the employee is no longer contagious shall be submitted per Section F.
2.3	References and Technical Documents	References and technical documents are listed in (b) (5),(b) (7)(F)

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(b) (5),(b) (7)(F)

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
3	FFP Work	The Contractor shall provide custodial and housekeeping services to ensure facility spaces are clean, sanitary and sightly.	<p>The inventory of facility spaces and other areas to receive custodial and housekeeping services is provided in (b) (5), (b) (7)(F)</p> <p>CAD quality floor plans indicating locations of spaces within facilities will be provided to the Contractor following award.</p> <p>The Contractor shall comply with the most stringent requirements specified in the following: The Joint Commission Accreditation Manual for Hospitals; (b) (5), (b) (7)(F) (b) (5), (b) (7)(F) Management of Infectious Waste; American Society for Healthcare Environmental Services (ASHES), Practice Guidance for Healthcare Environmental Cleaning; International Executive Housekeepers Association (IEHA) standards; and, (b) (5), (b) (7)(F) Infection Control Plan.</p> <p>The Contractor's cleaning techniques, equipment and products shall protect the integrity of surfaces, finishes and floor coverings.</p>	Spaces and other designated areas are clean, sanitized and sightly as specified, consistent with specified COLS, where applicable.
3.1	Scheduled Services	The Contractor shall provide scheduled custodial services to ensure facility spaces and perimeter areas are clean, sanitary and aesthetically acceptable in a proper and timely manner.	<p>Frequencies for custodial services are provided in (b) (5), (b) (7)(F)</p> <p>The Contractor shall develop and submit a Monthly Work Plan for custodial services to the Contracting Officer (KO) per Section F that corresponds to the specified frequencies of custodial services by locations identified in (b) (5), (b) (7)(F). The Plan shall clearly indicate the day of performance of each</p>	<p>Spaces are clean, sanitized and sightly, consistent with the specified COLS, where applicable.</p> <p>Work is completed per the Contractor's schedule.</p> <p>No Contractor caused housekeeping violations in patient care areas result from The Joint Commission (TJC) audits or (b) (5), (b) (7)(F) surveys.</p>

(b) (5), (b) (7)(F)

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1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
			<p>scheduled service for each building.</p> <p>Whenever access to a space designated for scheduled cleaning is prevented or denied, the Contractor shall complete and submit an Access Denial form per Section F. A sample of the Access Denial form is provided in (b) (5), (b) (7)(F)</p> <p>All waste and debris removed from facility interiors and perimeter areas shall be transported and deposited into the appropriate commercial waste container (dumpster) located at the nearest collection point to the facility.</p>	
3.1.1	Space Cleaning	The Contractor shall clean spaces to ensure they are clean, sanitary and sightly.	<p>The Contractor shall return furniture and other items moved during performance to their original positions.</p> <p>The Contractor shall under no circumstances unplug or disconnect any equipment, machines or computers.</p> <p>The Contractor shall clean and sanitize surfaces of patient care spaces per The Joint Commission and (b) (5), (b) (7)(F) Infection Control Manual housekeeping standards, protocol and guidelines. Hospital grade disinfectant detergent registered by the EPA and approved by the Infection Control Committee shall be used for environmental surface cleaning.</p>	<p>Spaces are clean, sanitized and sightly per specified requirements.</p> <p>Work is completed per the Contractor's schedule.</p>
3.1.1.1	Waste Container Emptying	The Contractor shall empty waste containers to ensure containers are refuse-free, clean	The Contractor shall collect and dispose of items placed adjacent to waste containers and marked "TRASH" or similar.	<p>Waste containers are empty, clean, and sanitized.</p> <p>Plastic liners are installed on containers once emptied.</p>

(b) (5), (b) (7)(F)

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1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
		and sanitary.	The Contractor shall pick up and dispose of all waste dropped during the waste removal process.	
3.1.1.2	Low Area Cleaning	The Contractor shall clean low areas to ensure surfaces are clean.	Low area cleaning does not include desktops of occupied cubicles or offices.	Surfaces are clean.
3.1.1.3	Employee Mess Area Cleaning	The Contractor shall clean employee mess areas to ensure areas are clean and sanitary.	<p>The Contractor shall clean and sanitize low area surfaces, e.g., countertops, sinks, empty waste containers, and replenish soap and restocking paper towel dispensers where present.</p> <p>The Contractor shall furnish and replace liquid-proof liners upon emptying waste containers.</p>	<p>Mess area surfaces are clean and sanitized.</p> <p>Mess area waste containers are empty, clean, sanitized.</p> <p>Dispensers are refilled and restocked to meet demand.</p>
3.1.1.4	High Area Cleaning	The Contractor shall clean high areas to ensure surfaces are clean.	<p>The Contractor shall clean the exterior and interior surfaces of light fixtures and ensure that overhead fixtures are protected from damage.</p> <p>The Contractor shall remove all debris that may fall onto low area surfaces resulting from cleaning operations.</p>	Surfaces are clean.
3.1.1.5	Interior Window Cleaning	The Contractor shall clean interior windows to ensure surfaces are clean.	The Contractor shall coordinate cleaning of windows.	All interior window surfaces are clean.
3.1.1.6	N/A			
3.1.1.7	Window Blinds Cleaning	The Contractor shall clean window blinds to ensure surfaces are clean and available for use in a timely manner.	<p>The Contractor shall clean both sides of blinds and blind frame.</p> <p>The Contractor may remove blinds for cleaning but shall be rehung at their original location within one working days following removal.</p>	<p>Blinds are clean and in the same operational condition as prior to cleaning.</p> <p>Blinds, if removed, are rehung within the specified time.</p>
3.1.1.8	Interior Glass Surfaces Cleaning	The Contractor shall clean all interior glass to	Glass surfaces include but are not limited to those located within interior	Glass surfaces are clean and sightly on both sides and for the full height of the glass.

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
		ensure glass surfaces are clean and sightly.	doors, partitions, and walls.	Cleaning is performed at the specified frequencies.
3.1.1.9	Entrance Cleaning	The Contractor shall clean entrance doors and all associated glass to ensure entrance surfaces are clean and sightly.	<p>Entrance surfaces include but are not limited to the exterior and interior sides of doors, associated transoms, and sidelights.</p> <p>Where the entry is an atrium entrance, the Contractor shall clean both sets of doors and all associated glass.</p> <p>Surfaces shall be free of all dirt and provide a clear, streak-, smudge- and mark-free appearance regardless of height.</p> <p>For up to three snow/ice events per winter season, the Contractor shall remove ice melt and sand materials and clean floor and walk-off mat surfaces inside building entrances. The Contractor may furnish and place additional walk-off mats as necessary to minimize accumulation of water and debris.</p>	<p>Glass surfaces are clean and sightly.</p> <p>Doors are clean and free of all dirt and marks.</p> <p>Cleaning is performed at the specified frequencies.</p>
3.1.1.10	Drinking Fountain Cleaning	The Contractor shall clean drinking fountains to ensure surfaces are clean and sanitary.		Drinking fountains are clean and sanitized.
3.1.2	Floor Care	The Contractor shall perform floor care to ensure surfaces in spaces are clean and slightly, and sanitary where applicable.	The Contractor shall perform floor care services in such a manner that minimizes interference with daily Government operations. Floor operations requiring use of mechanized equipment shall be scheduled after Government Regular Working Hours. The Contractor shall move furniture, non-permanent rugs and other floor	<p>Floors are clean and sightly and sanitized as specified.</p> <p>Work is completed per the Contractor's schedule.</p> <p>No Contractor caused housekeeping violations in patient care areas result from The Joint Commission audits or local (b) (5),(b) (7)(F) surveys.</p>

(b) (5),(b) (7)(F)

1503010 - Custodial

Spec Item	Title	Performance Objective	Related Information	Performance Standard
			<p>coverings prior to floor care services and shall return same items moved during services to their original positions.</p> <p>When caring for raised deck floors, the Contractor shall ensure that all items below the floor are protected from water damage.</p> <p>The Contractor shall post caution signs and barricades in areas of floor care operations, as appropriate, to ensure personnel safety.</p> <p>For up to three snow/ice events per winter season, the Contractor shall remove ice melt, residual stains and sand materials from interior surfaces of building entrances including walk-off mats, carpeted and non-carpeted floors once the danger of personal slips has passed.</p>	
3.1.2.1	Sweeping and Dust Mopping	The Contractor shall sweep or dust mop uncarpeted floors to ensure surfaces are free of debris and dust.		Floor surfaces are free of debris and dust.
3.1.2.2	Vacuuming Carpets and Rugs	The Contractor shall vacuum carpets and rugs to ensure surfaces are free of debris and dust.	The Contractor shall provide spot cleaning during vacuuming operations as needed.	Carpet and rug surfaces are free of debris and dust.
3.1.2.3	Cleaning Walk-off Mats	The Contractor shall clean walk-off mats and covered surfaces to ensure mats and surfaces are clean.	<p>During cleaning of mats, the Contractor shall clean covered surfaces, e.g., floors, dirt traps.</p> <p>The Contractor shall return mats to their original locations after cleaning.</p> <p>The Contractor shall notify the KO when walk-off mats</p>	Walk-off mats and covered surfaces are clean.

(b) (5), (b) (7)(F)

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
			are defective, missing, or no longer serviceable.	
3.1.2.4	Spray Cleaning and Buffing	The Contractor shall spray clean and buff floors to ensure floors are clean and present a sightly appearance.	During cleaning operations, the Contractor shall remove any buildup or residue from baseboards, mop boards, cove base, and kick plates.	Floors are clean and have a uniform glossy finish.
3.1.2.5	Damp Mopping	The Contractor shall damp mop floors to ensure that floors are clean, and sanitary where applicable.	<p>During damp mopping, the Contractor shall remove scuff marks, spots, and dried stains.</p> <p>The Contractor shall use a microfiber looped mop system or equivalent to sanitize floors in spaces designed as medical patient care areas.</p> <p>To minimize the infectious disease cross-contamination risk, per the (b) (5),(b) (7)(F) Infection Control Manual, Chapter 3, Housekeeping, the Contractor shall change the mop head not less than after every third room or whenever germicidal solution appears dirty. Anytime a mop must be used for the removal of body fluids (e.g., blood, urine, feces, vomitus), both the mop head and germicidal solution shall be changed before cleaning another area.</p>	<p>Floors are clean and free of undesirable marks and stains.</p> <p>Medical patient care area floors are clean and sanitized as specified.</p>
3.1.2.6	Stripping, Coating, and Buffing	The Contractor shall strip, coat and buff floors to ensure that floors are clean and sightly.	<p>During operations, the Contractor shall ensure there is no buildup or residue on baseboards, mop boards, cove base, and kick plates.</p> <p>For continuous protection, the Contractor shall apply sufficient coats of product as necessary to protect floors from traffic and use.</p>	<p>Floors are stripped free of previously applied coat.</p> <p>Coated and buffed floors are sightly and present a glossy finish.</p> <p>Floors are properly coated and protected.</p>
3.1.2.7	Carpet and Rug Deep Cleaning	The Contractor shall deep clean	The Contractor shall use an acceptable method for deep	Carpets and rugs are clean and sightly.

(b) (5),(b) (7)(F)

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1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
		carpets and rugs to ensure that floors are clean, sightly and available for use in a timely manner.	cleaning as follows: shampooing, chemical extraction, steam cleaning, or other similar commercially performed deep cleaning process. The Contractor shall provide drying equipment as necessary.	Carpets and rugs are deep cleaned as specified. Carpets and rugs are dry and passable within 4 hours.
3.1.3	Restroom Services	The Contractor shall service restrooms to ensure surfaces are clean, sanitary, sightly, and stocked with sufficient supplies.	The Contractor shall inform the KO or the designated representative when paper towel and toilet paper dispensers and plumbing fixtures are discovered to be defective during servicing. The Contractor shall furnish and provide all hand soap (antibacterial) and hand sanitizer dispensers. The Contractor shall clean individual locker rooms and showers as part of restroom services.	Restrooms are clean, sanitized, and sightly. Restrooms are stocked with quantities of supplies sufficient to meet demand. Work is completed per the Contractor's schedule.
3.1.3.1	Restroom Cleaning	The Contractor shall clean restrooms to ensure surfaces are clean and sanitary.	The Contractor shall clean and sanitize all restroom surfaces, e.g., floors, walls, partitions, fixtures, countertops, mirrors, remove all graffiti from restroom surfaces, and empty waste containers. The Contractor shall segregate cleaning materials, e.g., sponges, cloths, brushes, used to clean toilets, urinals, floors, and walls from those used to clean lavatories, sinks, and countertops. The Contractor shall not use any cleaning materials and equipment used in restrooms to clean any other areas outside of the restrooms.	Restrooms are clean and sanitized. Waste containers are empty, clean, and sanitized and plastic liners are installed on containers once emptied. No graffiti is present on restroom surfaces following cleaning operations.
3.1.3.2	Restroom	The Contractor	The Contractor shall	Restroom supply dispensers

(b) (5), (b) (7)(F)

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
	Supplies	shall service restrooms to ensure they are stocked with sufficient supplies.	provide toilet paper, antibacterial soap, hand sanitizer, and paper towels, and shall refill dispensers where existing. During servicing, the Contractor shall check and correct malfunctioning dispensers including replacement of batteries where existing. Current paper towel dispensers in use at our clinics are battery operated Georgia-Pacific 'enMotion' brand.	are filled to capacity with proper supplies available to meet demand. Restroom supply dispensers function as intended.
3.1.4	Group Shower/Locker Room Cleaning	The Contractor shall perform cleaning services in group shower/locker rooms to ensure rooms are clean, sanitary, sightly, and stocked with sufficient supplies.	All cleaning materials and equipment used in group shower/locker rooms shall not be used in any other areas outside of the shower/locker rooms. Cleaning materials, including sponges, cloths, brushes, and similar items, used to clean toilets, urinals, floors, and walls shall not be used to clean showers, lavatories and sinks. The Contractor shall provide toilet paper, soap, hand sanitizer, and paper towels, and shall refill dispensers where existing.	Shower/locker rooms are clean and sanitized. Shower/locker room waste containers are empty, clean, and waterproof liners have been replaced. Shower/locker room supplies are filled to capacity and are available to meet demand. Work is completed per the Contractor's schedule.
3.1.5	Perimeter Area Services	The Contractor shall service perimeter areas to ensure areas are clean and sightly.	The Contractor shall police and remove all debris from perimeter areas including any waste around waste containers. The Contractor shall empty ash urns and refill or replace sand as necessary. The Contractor shall dispose of all debris and waste collected in the nearest designated	Perimeter areas are clean and sightly. Liners are installed on waste containers once emptied. Work is completed per the Contractor's schedule.

(b) (5), (b) (7)(F)

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
			commercial dumpster. The Contractor shall clean paved and gazebo floor surfaces and equipment, e.g., benches, picnic tables, tables and chairs. For up to three snow/ice events per season, the Contractor shall clean ice melt and sand materials from exterior building entrance surfaces once the danger of personal slips has passed.	
3.1.6	MTF Special Housekeeping Services	The Contractor shall perform MTF special housekeeping services to ensure services are performed in a complete and timely manner and the risk of infectious disease transmission is minimized.	Historical data for MTF special housekeeping services is provided in (b) (5),(b) (7)(F)	Surfaces are clean, safe and sanitary. Services are performed and completed per specified requirements. No more than 20 validated customer complaints per month are received.
3.1.6.1	Privacy Curtain Servicing	The Contractor shall service privacy curtains to ensure clean and sightly curtains are replaced in a timely manner.	The Contractor shall remove soiled, and install new disposable recyclable privacy curtains in designated patient care areas per procedures provided in (b) (5),(b) (7)(F) and submit a Weekly Work Performed Report per Section F. The Contractor shall maintain an accurate inventory, including room location, and size for each privacy curtain located in any patient treatment area at the clinics.	Clean, serviceable curtains are installed and meet demand. Curtain inventory is complete and accurate as specified.
3.1.6.2	N/A			
3.1.6.3	N/A			
3.1.6.4	N/A			
3.1.6.5	Hand Sanitizer	The Contractor	The Contractor shall	Work is completed per the

(b) (5),(b) (7)(F)

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
	Dispenser Servicing	shall service hand sanitizer dispensers to ensure dispensers function continuously as intended.	regularly check operation, replace batteries, and refill dispensers with NMCP ICC approved sanitizer solution as needed. The Contractor shall notify the KO of any defective dispensers within one working day following discovery.	Contractor's schedule. Dispensers function as intended following operational checks.
3.1.6.6	N/A			
3.1.6.7	N/A			
3.2	Unscheduled Services	The Contractor shall provide unscheduled services to ensure requested areas and surfaces are serviced in a proper and timely manner.	<p>The Contractor shall respond to and complete requests for minor unscheduled cleaning tasks that occur between scheduled service intervals.</p> <p>Typical unscheduled services include cleanup of overflowed restroom fixtures, accidental fluid spills, bodily fluid spills, dirty or wet building entrances, broken glass, carpet spot cleaning, wet floor surfaces, and other similar occurrences.</p> <p>The Contractor shall receive requests from the Government's 'Systems Control' automated notification system during and outside of Government regular working hours at Branch Health Clinics.</p> <p>The Contractor shall perform services at the same level specified for similar types of services as set forth in Spec Item 3.1.</p> <p>The Contractor's limit of liability for an unscheduled service is two labor hours and \$50 of material cost per occurrence.</p>	<p>Unscheduled services are responded to within 15 minutes following notification and completed within 30 minutes following notification.</p> <p>Requested areas and surfaces are clean, sanitized and safe for pedestrian traffic.</p>

(b) (5),(b) (7)(F)

1503010 - Custodial				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
			The Contractor shall notify the KO upon identification that the unscheduled services will exceed the unscheduled service limit of liability. The Government may issue IDIQ work for services exceeding the unscheduled service limit but will only be liable for the amount of cost exceeding the unscheduled service limit.	

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(b) (5),(b) (7)(F)

1503010 - Custodial Services				
Spec Item	Title	Performance Objective	Related Information	Performance Standard
4	IDIQ Work	IDIQ work may be ordered utilizing DoD EMALL in accordance with Section H or on a task order in accordance with the PROCEDURES FOR ISSUING ORDERS clause in Section G. The order will specify the exact locations and types of work to be accomplished. The period of performance will be specified in each order.	Refer to IDIQ ELINs for task listings, descriptions, and related requirements. All periods of performance are measured from issue date of order to acceptance of the work. Performance standards for IDIQ work will be the same as those in Spec Item 3 where applicable.	

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(b) (5), (b) (7)(F)

MANDATED CUSTODIAL SERVICES FFP FREQUENCIES FOR [REDACTED] FACILITIES BY TYPE OF SPACE (Note 1)								
Spec Item	Work Item	Prestige Spaces	Admin Spaces	Common Spaces	High Traffic Spaces	Food Handling Spaces	Patient Care Spaces	Perimeter Areas
3.1.1	Space Cleaning							
3.1.1.1	Emptying Waste Containers	D5	W	D7	D7	D7	D7	
3.1.1.2	Low Area Cleaning	D5	W	D7	2W	D7	D7	
	Wiping Down Furniture	2W			2W	D7	2W	
	Vacuuming Upholstery	2M			2M	W	2M	
	Cleaning Walls, Doors and Partitions	M			M	W	W	
	Dusting Metal Fixtures	M			M	W	W	
3.1.1.3	Coffee Mess/Break Room Area Cleaning	D7		D7	D7	D7	D7	
3.1.1.4	High Area Cleaning	M	Y	M	2Y	2Y	2M	
3.1.1.5	Interior Window Cleaning	4Y	4Y	4Y	4Y	4Y	4Y	
3.1.1.6	Exterior Window Cleaning							
3.1.1.7	Window Blinds Cleaning	M	M	M	2Y	2Y	4Y	
3.1.1.8	Entrance Cleaning			2W	2W	2W	2W	
3.1.1.9	Interior Glass Surfaces Cleaning	W	W	W	W	W	W	
3.1.1.10	Drinking Fountains Cleaning			D7	S	S	S	
3.1.2	Floor Care							
3.1.2.1	Sweeping and Dust Mopping	W	W	D7	3W	D7	D7	
3.1.2.2	Vacuuming Carpets and Rugs	D5	W	D7	D7	D7	D7	
3.1.2.3	Cleaning Walk-off Mats		W	W	D7	W		
3.1.2.4	Spray Cleaning and Buffing		M	M	M	M	M	
3.1.2.5	Damp Mopping		W	W	3W	D7	D7	
3.1.2.6	Stripping, Coating, and Buffing		4Y	4Y	4Y	4Y	4Y	
3.1.2.7	Carpet and Rug Deep Cleaning	2Y	Y	Y	2Y	2Y	2Y	
3.1.3	Restroom Services							
3.1.3.1	Restroom Cleaning	D5	D5	D7	2D		D7	
	Sanitizing Fixtures	D5	D5	D7	2D		D7	
3.1.3.2	Restroom Servicing	D5	D5	D7	2D		D7	
3.1.4	Shower Cleaning Intentionally Deleted							
3.1.5	Building Perimeter Services							
3.1.5	Removing Debris							2W
3.1.5	Clean Surfaces and Equipment							M
3.1.6	MTF Special Housekeeping Services							
3.1.6.1	Privacy Curtain Servicing							
				Note 2				

Note 2

Lessor [Signature] & Gov't [Signature]

(b) (5), (b) (7)(F)

3.1.6.2	Infant Care Equipment Cleaning	Note 2
3.1.6.3	HVAC Vent Cleaning	Note 2
3.1.6.4	Bed Making	Note 2
3.1.6.5	Hand Sanitizer Dispenser Servicing	Note 2
3.1.6.6	Discharge Cleaning	Note 2
3.1.6.7	Dedicated Staffing	Note 2
3.2	Unscheduled Services	
3.2	Note 1	

Notes:

1	Mandated frequencies modified following [REDACTED] BOMI review on 16 Aug 2013
2	See PWS file 1503010 C Custodial for requirements and frequencies

Definitions:	
Medical Prestige Space	Installation commander, flag officer, SES offices and suites located within an MTF
Medical Admin Space	Administrative and operational offices, cubicle and open admin areas, and work spaces located within an MTF
Medical Common Space	Entryways, hallways, stairs, conference rooms, libraries, auditoriums, training rooms, elevators, lobbies, admin area restrooms located within an MTF
Medical High Traffic Space	Patient waiting areas, public restrooms, and pharmacies located within an MTF
Medical Food Handling Space	Break rooms, kitchens, coffee messes, lunch rooms, food courts, bars, and cafeterias located within an MTF
Medical Patient Care Space	Examination room, treatment rooms, physical therapy spaces, in-patient rooms and toilets, duty room and staff restrooms in patient care areas located within an MTF

Frequency Key:		Occur/YR
S	Once per shift	1095
2D	Two times per day	730
D7	Daily seven times per week	365
D5	Daily five times per week M-F	260
3W	Three times per week	156
2W	Two times per week	104
W	One time per week	52
2M	Two times per month	24
M	One time per month	12
6Y	Six times per year	6
4Y	Four times per year	4
3Y	Three times per year	3
2Y	Two times per year	2

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Y	One time per year	1
M/18	One time every 18 months	0.6667
Y/2	One time every 2 years	0.5000
	Not applicable/not performed	

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01/03/2019

SHEET NUMBER:

SUBMITTAL:

2017年12月11日

SCALE:

DATE: 8/28/15

NAME: _____

(b) (5), (b) (7)(F)

Date: _____
Approved Signature: _____

STOIS
REALTOR/REALTOR ASSOCIATE
10000 BAYVIEW AVE. SUITE 200
CHICAGO, IL 60619
773-326-7500
773-326-7500

(b) (5)

Exhibit III

17.0 SP

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-03P-LVA00099
ADDRESS OF PREMISES 1400 Crossways Boulevard, Chesapeake, VA 23320-0207	PDN Number: NA

THIS AMENDMENT is made and entered into between

Crossways II, LLC whose address is:

7600 Wisconsin Ave., 11th Floor, Bethesda, MD 20814-3657

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to modify Paragraph 3.42, Heating, Ventilation, and Air Conditioning- Shell (Sept 2013), of the Lease and to provide a Tenant Improvement (TI) construction credit.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution of this Lease Amendment by the Government as follows:

- A.** The final two sentences of *Subparagraph F* of Paragraph 3.42, Heating, Ventilation, and Air Conditioning- Shell (SEP 2014) of the Lease, are hereby deleted in their entirety and replaced with the following sentence:

"F. All filters for the Space shall have a Minimum Efficiency Reporting Value (MERV) of 8."

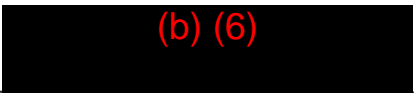
- B.** As consideration for the above contract modification, the Lessor shall provide \$25,000 in additional Tenant Improvement Allowance to be used toward the total cost of the construction of Tenant Improvements, provided that said amount (i) shall not be amortized into the rent, (ii) shall be the first dollars used for any Tenant Improvements and (iii) may be used only for the construction of Tenant Improvements (*i.e.*, may not be taken as a rental rate reduction or rent abatement).

This Lease Amendment contains 1 pages.

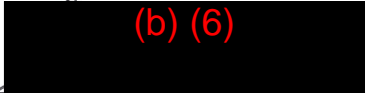
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

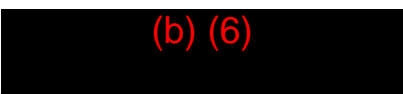
FOR THE LESSOR:

Signature: 
 Name: Robert Milkovich
 Title: CEO
 Entity Name: Crossways II, LLC
 Date: 9/27/17

FOR THE GOVERNMENT:

Signature: 
 Name: Samantha Poole
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 9/28/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Daniel V. Purnhagen
 Title: Assistant Manager
 Date: 9/27/17

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-03P-LVA00099
ADDRESS OF PREMISES 1400 Crossways Boulevard, Chesapeake, VA 23320-0207	PDN Number: PS0039509

THIS AMENDMENT is made and entered into between

Crossways II, LLC

whose address is: 7600 Wisconsin Ave., 11th Floor, Bethesda, MD 20814-3657

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to issue Notice to Proceed (NTP) for the tenant improvements to include lump sum payment.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution of this Lease Amendment by the Government as follows:

A. This Lease Amendment (LA) serves as Notice to Proceed (NTP):

For the buildout of the Tenant Improvements (TI) in the amount of (b) (4) of which (b) (4) shall be paid to the Lessor via a onetime lump sum payment from the Government, upon acceptance of the space by the Government.

Incorporated in this Lease Amendment: Exhibit A – Tenant Improvements Cost Summary (TICS), dated September 18, 2017.

This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature:

Name:

Title:

Entity Name:

Date:

(b) (6)
 IRYA MOORE
 SVP, Inv + Portfolio Management
 Crossways II, LLC
 9/27/2017

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

(b) (6)
 Samantha Poole
 Lease Contracting Officer
 9/30/17

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

(b) (6)
 Daniel Purnell
 Portfolio Manager
 9/27/17

- B. After inspection and acceptance of the work by the Government, a properly executed original invoice in the amount of (b) (4) for the tenant improvement onetime lump sum shall be forwarded to:

General Services Administration
Greater Services Southwest Region (7BC)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must also be mailed to:

GSA, Public Building Service
Real Estate Acquisition Division
South Branch – 3PR
Attn: Samantha Poole, Lease Contracting Officer
100 S. Independence Mall West
Philadelphia, PA 19106

For an invoice to be considered proper, it must:

1. Be received after the execution of this Lease Amendment No. 2,
2. Reference the Pegasys Document Number (PDN) PS0039509 specific on page one of this Lease Amendment,
3. Include a unique, vendor-supplied, invoice number,
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address.

Payment will be due within thirty (30) calendar days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

INITIALS:


LESSOR

&


GOV'T

GSA		TENANT IMPROVEMENTS COST SUMMARY (TICS)			
		for	GS-03P-LVA00099	ABOA SF=	15,116
		Agency:	GSA	TIA PER ABOA SF=	(b) (4)
September 20, 2017		Location:	Philadelphia, PA	TOTAL TIA	
		RU Factor	1.05	RSF=	15,939
Masterformat CSI	System Elements	TT*	SHELL**		
Div 1	General Requirements		(b) (4)		
Div 2	Site work & Demolition				
Div 3	Concrete				
Div 4	Foundations / Masonry				
Div 5	Metals				
Div 6	Woods & Plastics				
Div 7	Thermal & Moisture				
Div 8	Doors & Windows				
Div 9	Finishes				
Div 10	Specialties				
Div 11	Equipment				
Div 12	Furnishings				
Div 13	Special Construction				
Div 15	General Construction				
Div 21	Fire Suppression				
Div 22	Plumbing				
Div 23	HVAC				
Div 26.1	Electrical				
Div 26.2	Lighting				
Div 27	Communications, Security & Other Elec. Systems				
Div 28.1	Electrical safety & Security				
Div 28.2	Security				
Div 32	Exterior				
Subtotal	Trade Costs				
	General Contractor Fee		lump sum		
Subtotal	Construction Costs				
	Architectural & Engineering Fees (NIC DID costs)		lump sum		
	Other Lessor Costs Established Under the Lease				
Subtotal	Lessor's Costs:				
	Lessor's Project Management Fee		Percent		
Total	Price to Government:		Cost per ABOA SF Cost per RSF		
Notes: * Include all subcontractors' costs. ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.					

Notes:

* Include all subcontractors' costs.

** Shell and core work items within tenant space will include those items for a warm fit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.

(b) (4)

- \$25,000 credit per LA #1 =

(b) (4)

Initials: Lessor



& Gov't



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-03P-LVA00099
ADDRESS OF PREMISES 1400 Crossways Boulevard, Chesapeake, VA 23320-0207	

THIS AMENDMENT is made and entered into between

Crossways II, LLC

whose address is: 255 Washington Street, Suite 300, Newton, Massachusetts, 02458-1634

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to issue Notice to Proceed (NTP) for the requested change orders.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution of this Lease Amendment by the Government as follows:

A. This Lease Amendment (LA) formally and officially issues Notice to Proceed (NTP) in the amount of \$19,032.33 for the below outlined change orders.

Change Order 1- Change of STC rating for (1) door (\$545.37) CREDIT
Change Order 2- The addition of a dedicated sign circuit = \$924.00
Change Order 3 -Changes and re-work related to new sink location = \$2,696.93
Change Order 4- The addition of 78 additional coat and hat hooks = \$716.10
Change Order 5- Exterior signage = \$9,210.81
Change Order 7- Additional Electrical/Data and Carpet credit= \$3,434.15
Change Order 8- Specimen Pass-through and drywall rework= \$1,390.27
Change Order 10- Additional locks and corner guards= \$281.43
Change Order 11- Add 2 panduit vertical wire managers in Comm Room = \$924.00
Total Change Order Cost = \$19,032.33

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
Signature: _____
Name: David M. Blackman
Title: President and Chief Operating Officer
Entity Name: CROSSWAY II, LLC
Date: May 24, 2018

FOR THE GOVERNMENT:

(b) (6)
Signature: _____
Name: Samantha Poole
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5/29/18

WITNESSED FOR THE LESSOR BY:

(b) (6)
Signature: _____
Name: Michelle Golonka
Title: Administrative Assistant
Date: May 24, 2018

- B. Due to the Government-approved changed orders listed above, the summary of Tenant Improvement costs has been modified as shown below.

For the buildout of the Tenant Improvements (TI) in the amount of (b) (4) of which (b) (4) shall be paid to the Lessor via a onetime lump sum payment from the Government, upon acceptance of the space by the Government.

INITIALS:


LESSOR

&


GOV'T

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-03P-LVA00099
ADDRESS OF PREMISES 1400 Crossways Boulevard, Chesapeake, VA 23320-0207	

THIS AMENDMENT is made and entered into between

Crossways II, LLC

whose address is: 255 Washington Street, Suite 300, Newton, MA 02458-1634

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish the lease term, establish square footage, and establish the annual rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 13, 2018 as follows:

- A. The Lease Term Commencement Date is hereby established as April 13, 2018. The Lease term is established as April 13, 2018 through April 12, 2028.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"Office and Related Space: 15,939 rentable square feet (RSF), yielding 15,116 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space including 105 outside surface parking spaces located at Crossways II, 1400 Crossways Blvd, Chesapeake, VA 23320-0207 on the first floor of the building as depicted on the floor plan attached hereto as Exhibit A of the Lease. All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease."

- C. Lease Paragraph 1.03 - A - RENT AND OTHER CONSIDERATION (Sep 2015) is hereby deleted and replaced to establish the BSAC Annual Rent and delete the BSAC allowance, re-establish Tenant Improvement Rents, and

This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: (b) (6)
Name: David M. Blackman
Title: President and Chief Operating Officer
Entity Name: CROSSWAY II LLC
Date: May 24, 2018

FOR THE GOVERNMENT:

Signature: (b) (6)
Name: Samantha Poole
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 5/29/18

WITNESSED FOR THE LESSOR BY:

Signature: (b) (6)
Name: Michelle Golonka
Title: Administrative Assistant
Date: May 21, 2018

define enhanced janitorial services (above standard) payments and annual increases. The Paragraph 1.03 - A is replaced in lieu thereof with the following:

"1.03 A: The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (APRIL 13, 2018 – AUGUST 12, 2018)	FIRM TERM (AUGUST 13, 2018 – APRIL 12, 2028)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	(b) (4)	
TENANT IMPROVEMENTS RENT ²		
OPERATING COSTS ³		
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴		
PARKING ⁵		
ENHANCED JANITORIAL (ABOVE STANDARD) RENT ⁶		
TOTAL ANNUAL RENT	\$478,009.89	\$517,857.39

¹Shell rent calculation: (Firm Term) (b) (4) per RSF multiplied by 15,939 RSF

²Tenant Improvements of (b) (4) are amortized at a rate of (b) (4) per annum over 10 years.

³Operating Costs rent calculation: (b) (4) per RSF multiplied by 15,939 RSF.

⁴Building Specific Amortized Capital (BSAC) of (b) (4) are amortized at a rate of (b) (4) per annum over 10 years

⁵Parking costs – not applicable

⁶Enhanced janitorial services (above standard) rent are calculated at a rate of (b) (4) /RSF. The Enhanced Janitorial (above standard) shall increase by an amount equal to (b) (4) as identified in the schedule below:

The Enhanced Janitorial (Above Standard) Rent schedule is as follows:

FY'18: August 13, 2018 – September 30, 2018 – shall be prorated at an amount of (b) (4)
 FY'19: October 1, 2018 – September 30, 2019 - (b) (4)
 FY'20: October 1, 2019 – September 30, 2020 - (b) (4)
 FY'21: October 1, 2020 – September 30, 2021 - (b) (4)
 FY'22: October 1, 2021 – September 30, 2022 - (b) (4)
 FY'23: October 1, 2022 – September 30, 2023 - (b) (4)
 FY'24: October 1, 2023 – September 30, 2024 - (b) (4)
 FY'25: October 1, 2024 – September 30, 2025 - (b) (4)
 FY'26: October 1, 2025 – September 30, 2026 - (b) (4)
 FY'27: October 1, 2026 – September 30, 2027 - (b) (4)
 FY'28: October 1, 2027 – April 12, 2018, 2028 (prorated) - (b) (4)

D. Paragraph 1.03, sub-paragraphs C, D and E, are hereby deleted in their entirety.

E. Paragraph is hereby added to the Lease: Enhanced Janitorial – Above Standard Services Rent –
 "The term "Above-Standard Services Rent" refers to the portion of the rent labeled in Section 1.03 of this Lease. Enhanced Janitorial (Above Standard) Rent compensates Lessor for (i) Enhanced Janitorial Services ("Above-Standard Cleaning") – Exhibit G of the lease. Notwithstanding the foregoing, if the Government ceases the use and operation of all Above-Standard Cleaning any such reduction in rent shall be memorialized in a Lease Amendment."

F. Paragraph 1.14 – Operating Cost Base, is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:
 "The parties agree, for the purpose of applying the paragraph titled, "Operating Cost Adjustment", that the Lessors base rate for Operating Cost shall be (b) (4) (15,939) (b) (4) annum)."

INITIALS:


LESSOR

&


GOVT

- G. Paragraph 3.39 – RESTOOMS (Sept 2013) C. 7, is hereby amended by deleting the following requirement as written in the lease and is now waived by the agency and the GSA Lease Contracting Officer as not required.

"C.7 - counter area of at least 2 feet 0 inches are hereby waived per LCO/agency and not required per the lease."

INITIALS:


LESSOR

&


GOVT

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 5

TO LEASE NO. **GS-03P-LVA00099**

ADDRESS OF PREMISES

1400 Crossways Blvd
Chesapeake, VA 23320

THIS AGREEMENT, made and entered into this date by and between

IP DSC CROSSWAYS – 1400, LLC

whose address is

1250 I Street NW, Suite 1250
Washington, DC 20005

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease To reflect a Change of Ownership/Payee.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 01, 2019, as follows:

1. The heading of this lease is amended by deleting the text following "by and between" and up to "and whose interest in the property..." and substituting, in lieu thereof, the following: "IP DSC CROSSWAYS – 1400, LLC, whose address is 1250 I Street NW, Suite 1250, Washington, DC 20005."
2. Lessor shall update any new payee information as per lease contract section 1.03 (G) Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.
3. The Lessor's DUNS Number is: 116946291

Novation Agreement is attached hereto and made a part of this Lease Amendment No. 5.

This LA contains 8 pages.

All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR: **(b) (6)**
Signature: _____
Name: Nicholas Smith
Title: Vice President
Entity Name: IP DSC Crossways - 1400, LLC
Date: 2/25/19

FOR THE GOVERNMENT:
Signature: (b) (6)
Name: Ava Young
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 04/26/2019

WITNESSED FOR LESSOR BY: **(b) (6)**
Signature: _____
Name: Douglas Donnelly
Title: Principal
Date: 5/15/19

NOVATION AGREEMENT

CROSSWAYS II LLC (Transferor), a limited liability company duly organized and existing under the laws of Delaware with its principal office in Two Newton Place, 255 Washington Street, Newton, Massachusetts 02458; **IP DSC CROSSWAYS – 1400, LLC** (Transferee), a limited liability company duly organized and existing under the laws of Delaware with its principal office in 1250 I Street N.W., Suite 1250, Washington, DC 20005 ; and the United States of America (Government) enter into this Agreement as of ~~December~~ May 01, 2019, 2018. *dy*

(a) The parties agree to the following facts:

(1) The Government, represented by various Contracting Officers of the General Services Administration, has entered into that certain lease with the Transferor, namely: GS-03P-LVA00099. The term "Lease," as used in this Agreement, means the above described lease, including all modifications, made between the Government and the Transferor or its predecessor before the effective date of this Agreement and further described on Exhibit A attached hereto (whether or not performance and payment have been completed and releases executed if the Government or the Transferor has any remaining rights, duties, or obligations under the Lease). Included in the term "Lease" are also all modifications made under the terms and conditions of the Lease between the Government and the Transferee, on or after the effective date of this Agreement.

(2) As of December 14, 2018, the Transferor has transferred to the Transferee all the assets of the Transferor involved in performing its obligations under the Lease by virtue of a Special Warranty Deed between the Transferor and the Transferee.

(3) The Transferee has acquired all the assets of the Transferor involved in performing the Lease by virtue of the above transfer.

(4) The Transferee has assumed all obligations and liabilities of the Transferor under the Lease by virtue of the above transfer.

(5) The Transferee is in a position to fully perform all obligations that may exist under the Lease.

(6) It is consistent with the Government's interest to recognize the Transferee as the successor party to the Lease.

(7) Evidence of the above transfer has been filed with the Government.

(8) Transferor and Transferee represent that the transfer has been properly effected and agree that the Government may rely on this representation.

(9) Transferee will abide by Clause 52.209-6 Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment, contained within the Lease.

(b) In consideration of these facts, the parties agree that by this Agreement—

(1) The Transferor confirms the transfer to the Transferee, and waives any claims and rights against the Government that it now has or may have in the future in connection with the Lease.

(2) The Transferee agrees to be bound by and to perform the Lease in accordance with the conditions contained in the Lease. The Transferee also assumes all obligations and liabilities of, and all claims against, the Transferor under the Lease as if the Transferee were the original party to the Lease.

(3) The Transferee is bound by all previous actions taken by the Transferor with respect to the Lease, with the same force and effect as if the action had been taken by the Transferee.

(4) The Government recognizes the Transferee as the Transferor's successor in interest in and to the Lease. The Transferee by this Agreement becomes entitled to all rights, titles, and interests of the Transferor in and to the Lease as if the Transferee were the original party to the Lease.

Following the effective date of this Agreement, the term "Lessor," as used in the Lease, shall refer to the Transferee.

(5) Except as expressly provided in this Agreement, nothing in it shall be construed as a waiver of any rights of the Government against the Transferor.

(6) All payments and reimbursements previously made by the Government to the Transferor, and all other previous actions taken by the Government under the Lease, shall be considered to have discharged those parts of the Government's obligations under the Lease. All payments and reimbursements made by the Government after the date of this Agreement in the name of or to the Transferor shall have the same force and effect as if made to the Transferee, and shall constitute a complete discharge of the Government's obligations under the Lease, to the extent of the amounts paid or reimbursed.

(7) The Transferor and the Transferee agree that the Government is not obligated to pay or reimburse either of them for, or otherwise give effect to, any costs, taxes, or other expenses, or any related increases, directly or indirectly arising out of or resulting from the transfer or this Agreement, other than those that the Government in the absence of this transfer or Agreement would have been obligated to pay or reimburse under the terms of the Lease.

(8) The Transferor guarantees payment of all liabilities and the performance of all obligations that the Transferee—

(i) Assumes under this Agreement; or

(ii) May undertake in the future should these contracts be modified under their terms and conditions. The Transferor waives notice of, and consents to, any such future modifications.

(9) The Lease shall remain in full force and effect, except as modified by this Agreement. Each party has executed this Agreement as of the day and year first above written.

[Signature Page Follows]

UNITED STATES OF AMERICA,

(b) (6)

By

Avd Young

Title

Contracting officer

CROSSWAYS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY

(b) (6)

By: David M. Blackman

Title: President

[Corporate Seal]

IP DSC CROSSWAYS – 1400, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: Nicholas Smith

Title: Vice President

[Corporate Seal]

CERTIFICATE

I, Jennifer B. Clark, certify that I am the Secretary of Crossways II LLC, that David M. Blackman, who signed this Agreement for this limited liability company, was then President of this limited liability company; and that this Agreement was duly signed for and on behalf of this limited liability company by authority of its governing body and within the scope of its limited liability company powers. Witness my hand and the seal of this limited liability company this day of December 14, 2018.

(b) (6)

By: Jennifer B. Clark

Title: Secretary

[Corporate Seal]

Page

4

of

8

UNITED STATES OF AMERICA,

(b) (6)

By

Ava Young
Contracting Officer

CROSSWAYS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: David M. Blackman

Title: President

[Corporate Seal]

IP DSC CROSSWAYS – 1400, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

(b) (6)

By: Nicholas Smith

Title: Vice President

[Corporate Seal]

CERTIFICATE

I, Jennifer B. Clark, certify that I am the Secretary of Crossways II LLC, that David M. Blackman, who signed this Agreement for this limited liability company, was then President of this limited liability company; and that this Agreement was duly signed for and on behalf of this limited liability company by authority of its governing body and within the scope of its limited liability company powers. Witness my hand and the seal of this limited liability company this day of December ____, 2018.

By: Jennifer B. Clark

Title: Secretary

[Corporate Seal]

Page 5 of 8

CERTIFICATE

I, Douglas Donatelli, certify that I am the Secretary of IP DSC Crossways – 1400, LLC, that Nicholas Smith, who signed this Agreement for this limited liability company, was then Vice President of this limited liability company; and that this Agreement was duly signed for and on behalf of this limited liability company by authority of its governing body and within the scope of its limited liability company powers. Witness my hand and the seal of this limited liability company this day of December 14, 2018.

(b) (6)

By: Douglas Donatelli
Title: Secretary

[Corporate Seal]

Page 4 of 8

Exhibit A

(See attached)

Page 7 of 8

LEASE

1. Lease No. GS-03P-LVA00099, dated April 26, 2017, by and between Crossways II, LLC ("Owner/Lessor") and The United States of America ("Government/Lessee").
2. Lease Amendment No. 1, effective September 28, 2017, by and between Crossways II, LLC ("Owner/Lessor") and The United States of America ("Government/Lessee"). Note: Executed by Lessor September 27, 2017 and by Lessee September 28, 2017.
3. Lease Amendment No. 2, effective September 30, 2017, by and between Crossways II, LLC ("Owner/Lessor") and The United States of America ("Government/Lessee"). Note: Executed by Lessor September 27, 2017 and by Lessee September 30, 2017.
4. Condition Survey Report, dated April 12, 2018, by and between Crossways II, LLC ("Owner/Lessor") and The United States of America ("Government/Lessee").
5. Lease Amendment No. 3, undated, by and between Crossways II, LLC ("Owner/Lessor") and The United States of America ("Government/Lessee"). Note: Executed by Lessor May 24, 2018 and by Lessee May 29, 2018.
6. Lease Amendment No. 4, effective April 13, 2018, by and between Crossways II, LLC ("Owner/Lessor") and The United States of America ("Government/Lessee"). Note: Executed by Lessor May 24, 2018 and by Lessee May 29, 2018.

Page 8 of 8

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-03P-LVA00099
ADDRESS OF PREMISES 1400 Crossways Boulevard, Chesapeake, VA 23320-0207	

THIS AMENDMENT is made and entered into between

Crossways II, LLC

whose address is: 255 Washington Street, Suite 300, Newton, MA 02458-1634

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to reestablish the base rate and amend the operating rent.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 1, 2019 as follows:

A. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

"1.03 A: The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	ANNUAL RENT
SHELL RENT ¹	(b) (4)
TENANT IMPROVEMENTS RENT ²	
OPERATING COSTS ³	
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	
PARKING ⁵	
TOTAL ANNUAL RENT	\$521,038.70

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)

Signature:

Name:

Title:

Entity Name:

Date:

PATRICK KELLY
VP
IPDSCCROSSWAYS-1400, LLC
10/23/19

FOR THE GOVERNMENT:

(b) (6)

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

Samantha Poole
Lease Contracting Officer
11/13/19

WITNESSED FOR THE LESSOR BY:

(b) (6)

Signature:

Name:

Title:

Date:

Bernard Pabstler
Asset Manager
10/23/2019

¹Shell rent calculation: (Firm Term) (b) (4) per RSF multiplied by 15,939 RSF

²Tenant Improvements of (b) (4) are amortized at a rate of (b) (4) per annum over 10 years.

³Operating Costs rent calculation: (b) (4) per RSF (rounded) multiplied by 15,939 RSF. This is comprised an operating rate of (b) (4) per RSF (rounded) and (b) (4) per RSF for enhanced janitorial.

⁴Building Specific Amortized Capital (BSAC) of (b) (4) are amortized at a rate of (b) (4) per annum over 10 years

⁵Parking costs – not applicable."

B. Paragraph 1.14, OPERATING COST BASE (SEP 2013), is here by deleted and replaced with the following.

The parties agree, for the purpose of applying the paragraph titled "Operating Cost Adjustments," that the Lessor's base rate for operating costs shall be approximately (b) (4) per RSF ((b) (4) per year), subject to OCEs beginning April 13, 2020. The base year for operating cost adjustments will be 2019."

INITIALS:

PSK
LESSOR

&


GOV'T

GSA REQUEST FOR LEASE PROPOSALS NO. 3VA0647 Chesapeake, VA

Offers due by **09/26/2016**

In order to be considered for award, offers conforming to the requirements of the RLP shall be received no later than **5:00pm EST** on the date above. See "Receipt Of Lease Proposals" herein for additional information.

This Request for Lease Proposals ("RLP") sets forth instructions and requirements for proposals for a Lease described in the RLP documents. Proposals conforming to the RLP requirements will be evaluated in accordance with the Method of Award set forth herein to select an Offeror for award. The Government will award the Lease to the selected Offeror, subject to the conditions herein.

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

**GLOBAL RLP
GSA FORM R100 (03/16)**

TABLE OF CONTENTS

GLOBAL RLP	1
SECTION 1 STATEMENT OF REQUIREMENTS	1
1.01 GENERAL INFORMATION (SEP 2015)	1
1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (SEP 2015)	1
1.03 AREA OF CONSIDERATION (JUN 2012)	2
1.04 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION (DEC 2015)	2
1.05 LIST OF RLP DOCUMENTS (SEP 2015)	2
1.06 AMENDMENTS TO THE RLP (JUN 2012)	2
1.07 LEASE DESCRIPTION (SEP 2015)	3
1.08 RELATIONSHIP OF RLP BUILDING MINIMUM REQUIREMENTS AND LEASE OBLIGATIONS (JUN 2012)	3
1.09 PRICING OF SECURITY REQUIREMENTS (SEP 2012)	3
1.10 SECURITY LEVEL DETERMINATION FOR FACILITY HOUSING OTHER FEDERAL TENANTS (APR 2011)	3
1.11 INSPECTION—RIGHT OF ENTRY (JUN 2012)	4
1.12 AUTHORIZED REPRESENTATIVES (JUN 2012)	4
1.13 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2013) INTENTIONALLY DELETED	4
SECTION 2 ELIGIBILITY AND PREFERENCES FOR AWARD	4
2.01 EFFICIENCY OF LAYOUT (AUG 2011)	4
2.02 FLOOD PLAINS (JUN 2012)	4
2.03 SEISMIC SAFETY—MODERATE SEISMICITY (SEP 2012) INTENTIONALLY DELETED	5
2.04 SEISMIC SAFETY—HIGH SEISMICITY (SEP 2013) INTENTIONALLY DELETED	5
2.05 HISTORIC PREFERENCE (SEP 2013)	5
2.06 ASBESTOS (JUN 2012)	6
2.07 ACCESSIBILITY (SEP 2013)	6
2.08 FIRE PROTECTION AND LIFE SAFETY (SEP 2013)	6
2.09 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)	6
2.10 ENVIRONMENTAL CONSIDERATIONS (SEP 2013)	8
2.11 DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS—RLP (SEP 2014) INTENTIONALLY DELETED	8
SECTION 3 HOW TO OFFER	9
3.01 GENERAL INSTRUCTIONS (JUN 2012)	9
3.02 RECEIPT OF LEASE PROPOSALS (SEP 2013)	9
3.03 PRICING TERMS (SEP 2015)	9
3.04 BUDGET SCOREKEEPING; OPERATING LEASE TREATMENT (APR 2011)	10

3.05	PROSPECTUS LEASE (SEP 2013) INTENTIONALLY DELETED	10
3.06	ADDITIONAL SUBMITTALS (MAR 2016)	10
3.07	TENANT IMPROVEMENTS INCLUDED IN OFFER (SEP 2015).....	13
3.08	SECURITY IMPROVEMENTS INCLUDED IN OFFER (SEP 2012) INTENTIONALLY DELETED	13
3.09	LEED @ FOR COMMERCIAL INTERIORS (JUN 2012) INTENTIONALLY DELETED.....	13
3.10	OPERATING COSTS REQUIREMENTS INCLUDED IN OFFER (JUN 2012)	13
3.11	UTILITIES SEPARATE FROM RENTAL / BUILDING OPERATING PLAN (JUN 2012) INTENTIONALLY DELETED	13
SECTION 4	METHOD OF AWARD	14
4.01	NEGOTIATIONS (JUN 2012)	14
4.02	HUBZONE SMALL BUSINESS CONCERN ADDITIONAL PERFORMANCE REQUIREMENTS (SEP 2015)	14
4.03	AWARD BASED ON PRICE (JUN 2012)	14
4.04	OTHER AWARD FACTORS (JUN 2012) INTENTIONALLY DELETED	14
4.05	PRESENT VALUE PRICE EVALUATION (SEP 2015)	14
4.06	AWARD (APR 2015).....	16
SECTION 5	ADDITIONAL TERMS AND CONDITIONS	17
5.01	AMENDED RLP PARAGRAPHS (AUG 2016).....	17

REQUEST FOR LEASE PROPOSALS NO. 3VA0647

9/2/2016
GLOBAL RLP GSA FORM R100 (MAR 2016)

SECTION 1 STATEMENT OF REQUIREMENTS

1.01 GENERAL INFORMATION (SEP 2015)

A. This Request for Lease Proposals (RLP) sets forth instructions and requirements for proposals for a Lease described in the RLP documents. The Government will evaluate proposals conforming to the RLP requirements in accordance with the Method of Award set forth below to select an Offeror for award. The Government will award the Lease to the selected Offeror, subject to the conditions below.

B. Included in the RLP documents is a lease form (GSA Form L100) setting forth the lease term and other terms and conditions of the Lease contemplated by this RLP and a GSA Proposal to Lease Space (GSA Form 1364) on which Offeror shall submit its offered rent and other price data, together with required information and submissions. The Lease paragraph titled "Definitions and General Terms" shall apply to the terms of this RLP.

C. Do not attempt to complete the lease form (GSA Form L100). Upon selection for award, GSA will transcribe the successful Offeror's final offered rent and other price data included on the GSA Form 1364 into the lease form, and transmit the completed Lease, including any appropriate attachments, to the successful Offeror for execution. Neither the RLP nor any other part of an Offeror's proposal shall be part of the Lease except to the extent expressly incorporated therein. The Offeror should review the completed Lease for accuracy and consistency with his or her proposal, sign and date the first page, initial each subsequent page of the Lease, and return it to the Lease Contracting Officer (LCO).

D. The Offeror's executed Lease shall constitute a firm offer. No Lease shall be formed until the LCO executes the Lease and delivers a signed copy to the Offeror.

1.02 AMOUNT AND TYPE OF SPACE, LEASE TERM, AND OCCUPANCY DATE (SEP 2015)

A. The Government is seeking a minimum of **15,046** to a maximum of **15,511** of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Office Area (ABOA) square feet (SF) of contiguous space within the Area of Consideration set forth below. See Section 2 of the Lease for applicable ANSI/BOMA standards.

B. The Space shall be located in a modern quality Building of sound and substantial construction with a facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition and acceptable to the LCO. If not a new Building, the Space offered shall be in a Building that has undergone, or will complete by occupancy, modernization or adaptive reuse for the Space with modern conveniences.

C. The Government requires **0** structured/inside parking spaces and **a ratio of 7 surface/outside parking spaces per 1,000 RSF**, reserved for the exclusive use of the Government. These spaces must be secured and lit in accordance with the Security Requirements set forth in the Lease. Offeror shall include the cost of this parking as part of the rental consideration.

D. As part of the rental consideration, the Government may require use of part of the Building roof for the installation of antenna(s). If antenna space is required, specifications regarding the type of antenna(s) and mounting requirements are included in the agency requirements information provided with this RLP.

E. The Government may provide vending machines within the Government's leased area under the provisions of the Randolph-Sheppard Act (20 USC 107 et. seq.). If the Government chooses to provide vending facilities, the Government will control the number, kind, and locations of vending facilities and will control and receive income from all automatic vending machines. Offeror shall provide necessary utilities and make related alterations. The cost of the improvements is part of Tenant Improvement (TI) costs. The Government will not compete with other facilities having exclusive rights in the Building. The Offeror shall advise the Government if such rights exist.

F. The lease term shall be **10** Years, **10** Years Firm, with Government termination rights, in whole or in part, effective at any time after the Firm Term of the Lease by providing not less than **90** days' prior written notice.

G. The Lease Term Commencement Date will be on or about **April 2018**, or upon acceptance of the Space, whichever is later.

1.03 AREA OF CONSIDERATION (JUN 2012)

The Government requests Space in an area bounded as follows:

Interstate-64 east intersect with Greenbrier Parkway southward to; Greenbrier Parkway intersect with Eden Way North southward to; Volvo Parkway westward to intersect with Greenbrier Parkway southward to; Kempsville Road (Route 190) westward to intersect with Chesapeake Expressway (Route 168) northward. Chesapeake Expressway intersects with Interstate-64.

Buildings that have frontage on the boundary streets are deemed to be within the delineated Area of Consideration.

1.04 NEIGHBORHOOD, PARKING, LOCATION AMENITIES, AND PUBLIC TRANSPORTATION (DEC 2015)

A. ~~Neighborhood and Parking: Inside City Center:~~ **Intentionally Deleted**

B. Neighborhood and Parking: Outside City Center:

Space shall be located 1) in an office, research, technology, or business park that is modern in design with a campus-like atmosphere; or, 2) on an attractively landscaped site containing one or more modern office Buildings that are professional and prestigious in appearance with the surrounding development well maintained and in consonance with a professional image. The parking-to-square-foot ratio available on-site shall at least meet current local code requirements, or, in the absence of a local code requirement, on-site parking shall be available at a ratio of seven (7) spaces for every **1,000** RSF of Space.

C. Walkability and Amenities:

1. Employee and visitor entrances of the Building must be connected to sidewalks by continuous, accessible sidewalks.
2. Adequate eating facilities shall be located within the immediate vicinity of the Building, but generally not exceeding a walkable ½ mile, as determined by the LCO. Other employee services, such as retail shops, cleaners, and banks, shall be located within the immediate vicinity of the Building, but generally not exceeding 1 mile, as determined by the LCO. Amenities must be existing or Offeror must demonstrate to the Government's reasonable satisfaction that such amenities will exist by the Government's required occupancy date.

D. Intentionally Deleted

1.05 LIST OF RLP DOCUMENTS (SEP 2015)

The following documents are attached to and included as part of this RLP package:

DOCUMENT NAME	No. OF PAGES	EXHIBIT
Lease No. GS-XXP-LXXXXXXX (Form L100)	36	A
Security Requirements for Level (b) (5)	8	B
GSA Form 3516, Solicitation Provisions	5	C
GSA Form 3517B, General Clauses	15	D
Proposal to Lease Space (GSA Form 1364)	3	E
GSA Form 1217, Lessor's Annual Cost Statement	2	F
GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisitions of Leasehold Interests in Real Property)	2	G
GSA Form 12000 for Prelease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B) (See Section 3 for applicable requirements)	6	H
Security Unit Price List	2	I
Medical Cleaning SOW	24	J
Agency Blocking Plan	1	K
Agency Program for Design	22	L

1.06 AMENDMENTS TO THE RLP (JUN 2012)

This RLP may be amended by notice from the LCO. Amendments may modify the terms of this RLP, or the terms, conditions, and requirements of the Lease contemplated by the RLP.

1.07 LEASE DESCRIPTION (SEP 2015)

A. Offeror shall examine the Lease form included in the RLP documents to understand the Government's and the Lessor's respective rights and responsibilities under the contemplated Lease.

B. The Lease contemplated by this RLP includes:

1. The term of the Lease, and renewal option, if any.
2. Terms and Conditions of the Lease, including Definitions, Standards, and Formulas applicable to the Lease and this RLP.
3. Building Shell standards and requirements.
4. Information concerning the tenant agency's buildout requirements, to be supplemented after award.
5. Security Requirements.
6. A description of all services to be provided by the Lessor.

C. Should the Offeror be awarded the Lease, the terms of the Lease shall be binding upon the Lessor without regard to any statements contained in this RLP.

D. The Lease contemplated by this RLP is a fully serviced Lease. Rent shall be based upon a proposed rental rate per Rentable Square Foot (RSF), limited by the offered rate and the maximum ABOA SF solicited under this RLP. Although certain Tenant Improvement (TI) requirements information is provided with this RLP and will be incorporated into the Lease, the TIs to be delivered by the Lessor will be based on the final design to be developed after award of the Lease, which reflects the Agency's full requirements. The Lessor shall design and build the TIs and will be compensated for TI costs, together with design and project management fees to be set under the Lease. Although the TI requirements will not be developed fully until after award, Offerors shall provide the allowance stated in the Tenant Improvement Allowance paragraph of the Lease. Offerors are encouraged to consider the use of existing fit-out and other improvements to minimize waste. However, any existing improvements must be deemed equivalent to Lease requirements for new construction, and Offerors are cautioned to consider those requirements before assuming efficiencies in its TI costs resulting from use of existing improvements.

Unless the Government prepares Design Intent Drawings (DIDs), after award the Lessor must prepare DIDs for the leased Space conforming to the lease requirements and other Government-supplied information related to the client agency's interior build-out requirements. The Government will have the opportunity to review the Lessor's DIDs to determine that the Lessor's design meets the requirements of the Lease. Only after the Government approves the DIDs and a final price for TIs is negotiated will the Lessor be released to proceed with buildout. The Lease also provides that the Government may modify the TI requirements, subject to the Lessor's right to receive compensation for such changes.

E. The security pricing process is described in a separate paragraph.

F. Upon completion and acceptance of the leased Space, the Space will be measured for establishing the actual annual rent, and the lease term shall commence. During the term of the Lease, rent will be adjusted for changes to the Lessor's operating costs and real estate taxes, pursuant to paragraphs set forth in Section 2 of the Lease.

G. Offerors are advised that doing business with the Government carries special responsibilities with respect to sustainability, fire protection and life safety, and security, as well as other requirements not typically found in private commercial leases. These are set forth both in the lease form and in the GSA Form 3517B, which will be part of the Lease.

1.08 RELATIONSHIP OF RLP BUILDING MINIMUM REQUIREMENTS AND LEASE OBLIGATIONS (JUN 2012)

The Lease establishes various requirements relating to the Building shell. Such requirements are not deemed TIs. Certain of these Building requirements are established as minimum requirements in this RLP. If the Lessor's Building does not meet the requirements at the time of award, the Lessor may still be awarded the Lease. However, as a condition of award, the Government will require Lessor to identify those Building improvements that will bring the Building into compliance with RLP requirements. Upon award of the Lease, completion of those Building improvements will become Lease obligations.

1.09 PRICING OF SECURITY REQUIREMENTS (SEP 2012)

A. This proposed Lease contains an attachment with the security requirements and obligations for the Building, which are based on the facility security level (FSL). The Federal Government determines the facility's FSL rating, which ranges from (b) (5). The FSL is based on client agency mix, required size of space, number of employees, use of the space, location, configuration of the site and lot, and public access into and around the facility.

B. The security requirements attached to this Lease includes a list of security countermeasures that must be installed in the leased Space. The Offeror shall use the Security Unit Price List to provide the Government with itemized costs of these security countermeasures, and he or she shall amortize the cost of any Building Specific Amortized Capital (BSAC) into the rent.

C. There shall be no charge to the Government for any items that already exist in the offered Building or facility.

1.10 SECURITY LEVEL DETERMINATION FOR FACILITY HOUSING OTHER FEDERAL TENANTS (APR 2011)

If an Offeror is offering Space in a facility currently housing a Federal agency, the security requirements of the facility may be increased and the Offeror may be required to adhere to a higher security standard than other Offerors competing for the same

space requirement. If two or more Federal space requirements are being competed at the same time, an Offeror submitting on both or more space requirements may be subject to a higher security standard if the Offeror is determined to be the successful Offeror on more than one space requirement. It is incumbent upon the Offeror to prepare the Offeror's proposal accordingly.

1.11 INSPECTION—RIGHT OF ENTRY (JUN 2012)

A. At any time and from time to time after receipt of an offer (until the same has been duly withdrawn or rejected), the agents, employees and contractors of the Government may, upon reasonable prior notice to Offeror, enter upon the offered Space or the Premises, and all other areas of the Building access to which is necessary to accomplish the purposes of entry, to determine the potential or actual compliance by the Offeror with the requirements of the RLP and its attachments, which purposes shall include, but not be limited to:

1. Inspecting, sampling, and analyzing of suspected asbestos-containing materials and air monitoring for asbestos fibers.
2. Inspecting the heating, ventilation and air conditioning system, maintenance records, and mechanical rooms for the offered Space or the Premises.
3. Inspecting for any leaks, spills, or other potentially hazardous conditions which may involve tenant exposure to hazardous or toxic substances.
4. Inspecting for any current or past hazardous waste operations, to ensure that appropriate actions were taken to alleviate any environmentally unsound activities in accordance with Federal, state, and local law.

B. Nothing in this paragraph shall be construed to create a Government duty to inspect for toxic materials or to impose a higher standard of care on the Government than on other lessees. The purpose of this paragraph is to promote the ease with which the Government may inspect the Building. Nothing in this paragraph shall act to relieve the Offeror of any duty to inspect or liability which might arise because of Offeror's failure to inspect for or correct a hazardous condition.

1.12 AUTHORIZED REPRESENTATIVES (JUN 2012)

With respect to all matters relating to this RLP, only the Government's LCO designated below shall have the authority to amend the RLP and award a Lease. The Government shall have the right to substitute its LCO by notice, without an express delegation by the prior LCO.

Lease LCO:

Samantha Poole
100 S. Independence Mall West, Philadelphia, PA 19106

(b) (6)

1.13 ~~BROKER COMMISSION AND COMMISSION CREDIT (SEP 2013)~~ INTENTIONALLY DELETED

SECTION 2 ELIGIBILITY AND PREFERENCES FOR AWARD

2.01 EFFICIENCY OF LAYOUT (AUG 2011)

A. In order to be acceptable for award, the offered Space must provide for an efficient layout as determined by the LCO.

B. To demonstrate potential for efficient layout, GSA may request the Offeror to provide a test fit layout at the Offeror's expense. The Government will advise the Offeror if the test fit layout demonstrates that the Government's requirement cannot be accommodated within the Space offered. The Offeror will have the option of increasing the ABOA square footage offered, if it does not exceed the maximum ABOA square footage in this RLP offer package. If the Offeror is already providing the maximum ABOA square footage and cannot house the Government's space requirements efficiently, then the Government will advise the Offeror that the offer is unacceptable.

2.02 FLOOD PLAINS (JUN 2012)

A Lease will not be awarded for any offered Property located within a 100-year floodplain unless the Government has determined that there is no practicable alternative. An Offeror may offer less than its entire site in order to exclude a portion of the site that falls within a floodplain, so long as the portion offered meets all the requirements of this RLP. If an Offeror intends that the offered

Property that will become the Premises for purposes of this Lease will be something other than the entire site as recorded in tax or other property records the Offeror shall clearly demarcate the offered Property on its site plan/map submissions and shall propose an adjustment to property taxes on an appropriate pro rata basis. For such an offer, the LCO may, in his or her sole discretion, determine that the offered Property does not adequately avoid development in a 100-year floodplain.

2.03 ~~SEISMIC SAFETY – MODERATE SEISMICITY (SEP 2012) INTENTIONALLY DELETED~~

2.04 ~~SEISMIC SAFETY – HIGH SEISMICITY (SEP 2013) INTENTIONALLY DELETED~~

2.05 HISTORIC PREFERENCE (SEP 2013)

A. The Government will give preference to offers of Space in Historic Properties and/or Historic Districts following this hierarchy of consideration:

1. Historic Properties within Historic Districts.
2. Non-historic developed sites and non-historic undeveloped sites within Historic Districts.
3. Historic Properties outside of Historic Districts.

B. Definitions:

1. Determination of eligibility means a decision by the Department of the Interior that a district, site, Building, structure or object meets the National Register criteria for evaluation although the Property is not formally listed in the National Register (36 CFR 60.3(c)).

2. Historic District means a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, Buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history (36 CFR 60.3(d)). The Historic District must be included in or be determined eligible for inclusion in the National Register of Historic Places (NRHP).

3. Historic Property means any prehistoric or Historic District, site, building, structure, or object included in or been determined eligible for inclusion in the NRHP maintained by the Secretary of the Interior (36 CFR 800.16(l)).

4. National Register of Historic Places means the National Register of districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering and culture that the Secretary of the Interior is authorized to expand and maintain under the National Historic Preservation Act (36 CFR 60.1).

C. The offer of Space must meet the terms and conditions of this RLP package and its attachments. The LCO has discretion to accept alternatives to certain architectural characteristics and safety features defined elsewhere in this RLP package to maintain the historical integrity of an Historic Building, such as high ceilings and wooden floors, or to maintain the integrity of an Historic District, such as setbacks, floor-to-ceiling heights, and location and appearance of parking.

D. When award will be based on the lowest price technically acceptable source selection process, the Government will give a price evaluation preference, based on the total annual ABOA SF present value cost to the Government, to Historic Properties as follows:

1. First to suitable Historic Properties within Historic Districts, a 10 percent price preference.
2. If no suitable Historic Property within an Historic District is offered, or the 10 percent preference does not result in such property being the lowest price technically acceptable offer, the Government will give a 2.5 percent price preference to suitable non-historic developed or undeveloped sites within Historic Districts.
3. If no suitable, non-historic, developed, or undeveloped site within a Historic District is offered, or the 2.5 percent preference does not result in such property being the lowest price technically acceptable offer, the Government will give a 10 percent price preference to suitable Historic Properties outside of Historic Districts.
4. Finally, if no suitable Historic Property outside of Historic Districts is offered, no historic price preference will be given to any property offered.

E. When award will be based on the best value tradeoff source selection process, which permits tradeoffs among price and non-price factors, the Government will give a price evaluation preference, based on the total annual ABOA SF present value cost to the Government, to Historic Properties as follows:

1. First, to suitable Historic Properties within Historic Districts, a 10 percent price preference.

2. If no suitable Historic Property within a Historic District is offered or remains in the competition, the Government will give a 2.5 percent price preference to suitable non-historic developed or undeveloped sites within Historic Districts.

3. If no suitable, non-historic developed or undeveloped site within an Historic District is offered or remains in the competition, the Government will give a 10 percent price preference to suitable Historic Properties outside of Historic Districts.

4. Finally, if no suitable Historic Property outside of Historic Districts is offered, no historic price preference will be given to any property offered.

F. The Government will compute price evaluation preferences by reducing the price(s) of the Offerors qualifying for a price evaluation preference by the applicable percentage provided in this provision. The price evaluation preference will be used for price evaluation purposes only. The Government will award a Lease for the actual prices proposed by the successful Offeror and accepted by the Government.

G. To qualify for a price evaluation preference, Offeror must provide satisfactory documentation in their offer that their property qualifies as one of the following:

1. A Historic Property within a Historic District.
2. A non-historic developed or undeveloped site within a Historic District.
3. A Historic Property outside of a Historic District.

2.06 ASBESTOS (JUN 2012)

A. Government requests space with no asbestos-containing materials (ACM), or with ACM in a stable, solid matrix (e.g., asbestos flooring or asbestos cement panels), which is not damaged or subject to damage by routine operations. For purposes of this paragraph, "space" includes the 1) space offered for lease; 2) common building area; 3) ventilation systems and zones serving the space offered; and 4) the area above suspended ceilings and engineering space in the same ventilation zone as the space offered. If no offers are received for such space, the Government may consider space with thermal system insulation ACM (e.g., wrapped pipe or boiler lagging), which is not damaged or subject to damage by routine operations.

B. ACM is defined as any materials with a concentration of greater than 1 percent by dry weight of asbestos.

C. Space with ACM of any type or condition may be upgraded by the Offeror to meet conditions described in sub-paragraph A by abatement (removal, enclosure, encapsulation, or repair) of ACM not meeting those conditions. If any offer involving abatement of ACM is accepted by the Government, the successful Offeror will be required to successfully complete the abatement in accordance with OSHA, EPA, Department of Transportation (DOT), state, and local regulations and guidance prior to occupancy.

D. Management Plan. If space is offered which contains ACM, the Offeror shall submit an asbestos-related management plan for acceptance by the Government prior to lease award. This plan shall conform to EPA guidance.

2.07 ACCESSIBILITY (SEP 2013)

The Lease contemplated by this RLP contains requirements for Accessibility. In order to be eligible for award, Offeror must either:

A. Verify in the Lease proposal that the Building, offered Space, and areas serving the offered Space meet the Lease accessibility requirements, or

B. Include as a specific obligation in its Lease proposal that improvements to bring the Building, offered Space, and areas serving the offered Space into compliance with Lease accessibility requirements will be completed prior to acceptance of the Space.

2.08 FIRE PROTECTION AND LIFE SAFETY (SEP 2013)

The Lease contemplated by this RLP contains Building requirements for Means of Egress, Automatic Fire Sprinkler System, and Fire Alarm System. In order to be eligible for award, Offeror must either:

A. Verify in the Lease proposal that the Building in which Space is offered meets the Means of Egress, Automatic Fire Sprinkler System, and Fire Alarm System requirements of the Lease; or

B. Include as a specific obligation in its Lease proposal that improvements to bring the Building into compliance with Lease requirements will be completed prior to acceptance of the Space.

2.09 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)

A. The Energy Independence and Security Act (EISA) establishes requirements for Government leases relating to energy efficiency standards and potential cost effective energy efficiency and conservation improvements.

B. Unless one of the statutory exceptions listed in sub-paragraph C below applies, GSA may award a lease for a Building only if the Building has earned the ENERGY STAR® label conferred by the U.S. Environmental Protection Agency (EPA) within the most recent year prior to the due date for final proposal revisions. The term "most recent year" means that the date of award of the ENERGY STAR® label by EPA must not be more than 1 year prior to the due date of final proposal revisions. For example, an ENERGY STAR® label awarded by EPA on October 1, 2010, is valid for all lease procurements where final proposal revisions are due on or before September 30, 2011. In lieu of the above, all new Buildings being specifically constructed for the Government must achieve an ENERGY STAR® label within 18 months after occupancy by the Government. In addition, Offerors of the following Buildings shall also have up to 18 months after occupancy by the Government, or as soon thereafter as the Building is eligible for Energy Star® consideration, to achieve an Energy Star® label: 1) All existing Buildings that have had an Energy Star® label but are unable to obtain a label in the most recent year (i.e., within 12 months prior to the due date for final proposal revisions) because of insufficient occupancy; 2) Newly built Buildings that have used Energy® Star's Target Finder tool and either achieved a "Designed to Earn the Energy Star®" certification or received an unofficial score (in strict adherence to Target Finder's usage instructions, including the use of required energy modeling) of 75 or higher prior to the due date for final proposal revisions and who are unable to obtain a label in the most recent year because of insufficient occupancy; 3) An existing Building that is unable to obtain a label because of insufficient occupancy but that can produce an indication, through the use of energy modeling or past utility and occupancy data input into Energy Star's® Portfolio Manager tool or Target Finder, that it can receive an unofficial score of 75 or higher using all other requirements of Target Finder or Portfolio Manager, except for actual data from the most recent year. ENERGY STAR® tools and resources can be found at WWW.ENERGYSTAR.GOV.

C. EISA allows a Federal agency to lease Space in a Building that does not have an ENERGY STAR® Label if:

1. No Space is offered in a Building with an ENERGY STAR® Label that meets RLP requirements, including locational needs;
2. The agency will remain in a Building it currently occupies;
3. The Lease will be in a Building of historical, architectural, or cultural significance listed or eligible to be listed on the National Register of Historic Places; or
4. The Lease is for 10,000 RSF or less.

D. If one or more of the statutory exceptions applies, and the offered Space is not in a Building that has earned the ENERGY STAR® Label within one year prior to the due date for final proposal revisions, Offerors are required to include in their lease proposal an agreement to renovate the Building for all energy efficiency and conservation improvements that it has determined would be cost effective over the Firm Term of the Lease, if any, prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding lease). Such improvements may consist of, but are not limited to, the following:

1. Heating, Ventilating, and Air Conditioning (HVAC) upgrades, including boilers, chillers, and Building Automation System (BAS)/Monitoring/Control System (EMCS).
2. Lighting Improvements.
3. Building Envelope Modifications.

NOTE: Additional information can be found on <http://www.gsa.gov/leasing> under "Green Leasing."

E. The term "cost effective" means an improvement that will result in substantial operational cost savings to the landlord by reducing electricity or fossil fuel consumption, water, or other utility costs. The term "operational cost savings" means a reduction in operational costs to the landlord through the application of Building improvements that achieve cost savings over the Firm Term of the Lease sufficient to pay the incremental additional costs of making the Building improvements.

F. Instructions for obtaining an ENERGY STAR® Label are provided at <http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/earn-recognition/energy-star-certification> (use "Portfolio Manager" to apply). ENERGY STAR® tools and resources can be found at www.energystar.gov. The ENERGY STAR® Building Upgrade Manual (<http://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/save-energy/comprehensive-approach/energy-star>) and Building Upgrade Value Calculator (<http://www.energystar.gov/buildings/tools-and-resources/building-upgrade-value-calculator>) are tools which can be useful in considering energy efficiency and conservation improvements to Buildings.

G. If one or more of the statutory exceptions applies, and the offered Space is not in a Building that has earned the ENERGY STAR® Label within one year prior to the due date for final proposal revisions, the successful Offeror will be excused from performing any agreed-to energy efficiency and conservation renovations, and benchmarking with public disclosure (as provided in (I) below, if it obtains the ENERGY STAR® Label prior to the Government's acceptance of the Space (or not later than one year after the Lease Award Date for succeeding and superseding leases).

H. If no improvements are proposed, the Offeror must demonstrate to the Government using the ENERGY STAR® Online Tools why no energy efficiency and conservation improvements are cost effective. If such explanation is unreasonable, the offer may be rejected.

I. As described in Section 3 of the Lease, successful Offerors meeting one of the statutory exceptions above must agree to benchmark and publicly disclose the Building's current ENERGY STAR® score, using EPA's Portfolio Manager online software application. See the Lease for additional details.

J. All new Buildings being specifically constructed for the Government must achieve the ENERGY STAR® Label within 18 months after occupancy by the Government.

K. Intentionally Deleted

2.10 ENVIRONMENTAL CONSIDERATIONS (SEP 2013)

A. The Government requests space with no known hazardous conditions or recognized environmental conditions that would pose a health and safety risk or environmental liability to the Government.

B. Upon request by the Government, Offeror must provide all known previous use of the Building.

C. Offeror must indicate in its written offer any known hazardous conditions or environmental releases with/from the offered Space, Building or Property.

2.11 ~~DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS - RLP (SEP 2014)~~
INTENTIONALLY DELETED

SECTION 3 HOW TO OFFER

3.01 GENERAL INSTRUCTIONS (JUN 2012)

Offeror shall prepare a complete offer, using the forms provided with this RLP, and submit the completed lease proposal package to the Government as indicated below.

3.02 RECEIPT OF LEASE PROPOSALS (SEP 2013)

A. Offeror is authorized to transmit its lease proposal as an attachment to an email. Offeror's email shall include the name, address and telephone number of the Offeror, and identify the name and title of the individual signing on behalf of the Offeror. Offeror's signed lease proposal must be saved in a generally accessible format (such as portable document format (pdf)), which displays a visible image of all original document signatures, and must be transmitted as an attachment to the email. Only emails transmitted to, and received at, the GSA email address identified in the RLP will be accepted. Offeror submitting a lease proposal by email shall retain in its possession, and make available upon GSA's request, its original signed proposal. Offeror choosing not to submit its proposal via email may still submit its lease proposal by United States mail or other express delivery service of Offeror's choosing.

B. In order to be considered for award, offers conforming to the requirements of the RLP shall be received in one of the following ways:

1. No later than **5:00 PM EST** on the following date at the following designated office and address:

Date:

Office: General Services Administration

Address: 100 South Independence Mall West,
Philadelphia, PA 19106

2. No later than **5:00 PM EST** on the following date at the following email address:

Date: **September 26, 2016**

Email Address: **(b) (6)**

C. Offers sent by United States mail or hand delivered (including delivery by commercial carrier) shall be deemed late if delivered to the address of the office designated for receipt of offers after the date and time established for receipt of offers.

D. Offers transmitted through email shall be deemed late if received at the designated email address after the date and time established for receipt of offers unless it was received at the initial point of entry to the Government infrastructure not later than 5:00 p.m. one Working Day prior to the date specified for receipt of proposals.

E. Offers delivered through any means authorized by the RLP may be also deemed timely if there is acceptable evidence to establish that it was received at the Government installation designated for receipt of proposals and was under the Government's control prior to the time set for receipt of proposals; or if it was the only proposal received.

F. There will be no public opening of offers, and all offers will be confidential until the Lease has been awarded. However, the Government may release proposals outside the Government such as to support contractors to assist in the evaluation of offers. Such Government contractors shall be required to protect the data from unauthorized disclosure.

3.03 PRICING TERMS (SEP 2015)

Offeror shall provide the following pricing information with its offer:

A. GSA Form 1217, Lessor's Annual Cost Statement. Complete all sections of the 1217.

B. GSA Form 1364, Proposal to Lease Space. Complete all sections of the 1364, including, but not limited to:

1. A fully serviced Lease rate (gross rate) per ABOA and RSF, clearly itemizing the total Building shell rental, TI rate, Building Specific Amortized Capital (BSAC) rate, operating costs, and parking (itemizing all costs of parking above base local code requirements or otherwise already included in shell rent).

2. Improvements. All improvements in the base Building, lobbies, common areas, and core areas shall be provided by the Lessor, at the Lessor's expense. This Building shell rental rate shall also include, but is not limited to, property financing (exclusive of TIs and BSAC), insurance, taxes, management, profit, etc., for the Building. The Building shell rental rate shall also include all basic Building systems and common area buildout, including base Building lobbies, common areas, core areas, etc., exclusive of the ABOA Space offered as required in this RLP.
3. The annual cost per ABOA and rentable square foot (RSF) for the cost of services and utilities. This equals line 27 of GSA Form 1217, Lessor's Annual Cost Statement, divided by the Building size (shown on the top of both GSA Form 1364, Proposal to Lease Space, and Form 1217) for ABOA and RSF, respectively.
4. The annual rent to amortize the Tenant Improvements. Such amortization shall be expressed as a cost per ABOA and RSF per year. This shall be all alterations for the Space above the Building shell and BSAC build-out. Such alterations shall be described and identified in the drawings used to construct the Space. If the Offeror chooses to amortize the TI for a period exceeding the Firm Term of the Lease, the Offeror shall indicate the extended time in the offer. If the Government terminates the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized TI costs resulting from an extended amortization period.
5. The annual rent to amortize the Building Specific Amortized Capital (BSAC) costs, if any. Such amortization shall be expressed as a rate per ABOA and RSF per year. Refer to the security requirements attached to the Lease.
6. A fully serviced Lease rate per ABOA and RSF for that portion of the lease term extending beyond the Firm Term. The rate proposed for this portion of the term shall not reflect any TIs or BSAC as they will have been fully amortized over the Firm Term.
7. An hourly overtime rate for overtime use of heating and cooling, and annual rate for areas requiring 24/7 HVAC. **NOTE:** Refer to the Lease document for additional guidance.
8. Adjustment for Vacant Leased Premises. **NOTE:** Refer to the Lease document for additional guidance.
9. Lessor's Fees to complete Tenant Improvements. Provide a listing of proposed (i) Lessor's Project Management fee and (ii) Lessor's A/E design costs to prepare construction documents, to complete the Tenant Improvements. State the basis for determining each component, (e.g. flat fee, cost per ABOA SF, etc.). State any assumptions used to compute the dollar costs for each fee component.
10. Rent concessions being offered. Indicate either on the GSA Form 1364 Proposal to Lease Space or in separate correspondence.
11. Compensation (expressed as either % or \$) to Offeror's broker and/or representative arising from an agreement between the Offeror and the Offeror's representative, agent(s), broker(s), property manager, developer, employee, or any other agent or representative in connection with the Lease contemplated herein shall be entered in block 25.b., and if GSA is using a Tenant Representative Broker, compensation (expressed as either % or \$) to GSA's Broker reflecting the agreement between Offeror and GSA's Broker, shall be entered in block 25.a.

C. Security Unit Price List. The Offeror shall use the Security Unit Price list to provide a cost breakdown of the security countermeasures, which were outlined in the security requirements attachment. The Security Unit Price list includes various improvements and services to be provided by the Lessor. Each item is classified as part of the shell, tenant improvements, or BSAC. There shall be no charge to the Government for any items that already exist in the offered Building or facility.

D. Intentionally Deleted

3.04 BUDGET SCOREKEEPING; OPERATING LEASE TREATMENT (APR 2011)

The Government will award a Lease pursuant to this RLP only if the Lease will score as an operating lease under Office of Management and Budget Circular A-11, Appendix B. Only offers that are compliant with operating lease limitations will be eligible for award. Offerors are obligated to provide supporting documentation at the request of the LCO to facilitate the Government's determination in this regard.

3.05 PROSPECTUS LEASE (SEP 2013) INTENTIONALLY DELETED

3.06 ADDITIONAL SUBMITTALS (MAR 2016)

Offeror shall also submit with its offer the following:

A. GSA Form 3518-SAM, Addendum to System for Award Management (SAM), Representations and Certifications (Acquisitions of Leasehold Interests in Real Property). Note: This information applies to the status of the Ownership entity and not the authorized representative completing the form.

B. Satisfactory evidence of at least a conditional commitment of funds in an amount necessary to prepare the Space. Such commitments shall be signed by an authorized bank officer, or other legally authorized financing official, and at a minimum shall state: amount of loan, term in years, annual percentage rate, and length of loan commitment.

C. Evidence that the Property is zoned in compliance with local zoning laws, including evidence of variances, if any, approved by the proper local authority, or the Offeror's plan and schedule to obtain all necessary zoning approvals prior to performance if the same have not been received at the time of submission of offers.

D. Evidence of ownership or control of Building or site. If the Offeror owns the Property being offered or has a long-term leasehold interest, documentation satisfactory to the LCO evidencing the Offeror's stated interest in the Property and any encumbrances on the Property, shall be submitted.

E. If the Offeror does not yet have a vested interest in the Property, but rather has a written agreement to acquire an interest, then the Offeror shall submit a fully executed copy of the written agreement with its offer, together with a statement from the current owner that the agreement is in full force and effect and that the Offeror has performed all conditions precedent to closing, or other form of documentation satisfactory to the LCO. These submittals must remain current. The Offeror is required to submit updated documents as required.

F. If claiming an historic preference in accordance with the Historic Preference paragraph in RLP Section 2, Eligibility and Preferences for Award, Offeror must submit one of the following as documentation that the Property is historic or the site of the offered Property is within a Historic District: a letter from the National Park Service stating that the Property is listed in the National Register of Historic Places (NRHP) or eligible for listing, with a date of the listing/decision; a letter from the State Historic Preservation Office stating that the Property is listed in the NRHP, or on a statewide register, or eligible for inclusion, with a date of the listing/decision; or, the NRHP Identification Number and date of listing available from the NRHP Database found at www.nps.gov/nr.

G. If there is a potential for conflict of interest because of a single agent representing multiple owners, present evidence that the agent disclosed the multiple representation to each entity and has authorization from each ownership entity offering in response to this RLP package. Owners and agents in conflicting interest situations are advised to exercise due diligence with regard to ethics, independent pricing, and Government procurement integrity requirements. In such cases, the Government reserves the right to negotiate with the owner directly.

H. The Offeror must have an active registration in the System for Award Management (SAM), via the Internet at [HTTPS://WWW.ACQUISITION.GOV](https://www.acquisition.gov), prior to final proposal revisions. This registration service is free of charge.

I. The Offeror must submit the Fire Protection and Life Safety (FPLS) Information in I.1, unless the Building meets either exemption in I.2 or I.3 below.

1. FPLS Submittal Information

- a. Completed GSA Form 12000, Prelease Fire Protection and Life Safety Evaluation for an Office Building (Part A or Part B, as applicable).
 - b. A copy of the previous year's fire alarm system maintenance record showing compliance with the requirements in NFPA 72 (if a system is installed in the Building).
 - c. A copy of the previous year's automatic fire sprinkler system maintenance record showing compliance with the requirements in NFPA 25 (if a system is installed in the Building).
 - d. A valid Building Certificate of Occupancy (C of O) issued by the local jurisdiction. If the Building C of O is not available or the local jurisdiction does not issue a Building C of O, a report prepared by a licensed fire protection engineer with their assessment of the offered Space regarding compliance with all applicable local Fire Protection and Life Safety-related codes and ordinances must be provided.
2. If the Space offered is 10,000 RSF or less in area and is located on the 1st floor of the Building, Offeror is not required to submit to GSA the Fire Protection and Life Safety (FPLS) Submittal Information listed in I.1.a through I.1.d above.
 3. If the Offeror provides a Building C of O obtained under any edition of the International Building Code (IBC), and the offered Space meets or will meet all the requirements of the Lease with regard to Means of Egress, Automatic Fire Sprinkler System, and Fire Alarm System prior to occupancy, then the Offeror is not required to submit to GSA the FPLS Submittal Information listed in I.1 above.

J. The legal description of the Property and tax ID number associated with the Property, copies of prior year tax notices and prior year tax bills, as well as any other information (such as a fact sheet, 5" wide x 3" high or larger color photograph, site plan, location map, and tax parcel map) in case of multiple tax parcels for an offered Building, and any other information that may affect the assessed value, in order for the Government to perform a complete and adequate analysis of the offered Property. The Offeror is to provide a detailed overview and documentation of any Tax Abatements on the Property as outlined in the "Real Estate Tax Adjustment" paragraph of the Lease.

K. A plan and short narrative as necessary to explain how the Offeror will meet the parking requirements.

L. The architectural plans for modernization, if the offered Building is not a modern office Building.

M. An asbestos management plan, if the offered Building contains asbestos-containing materials.

N. First generation plans scaled at a minimum of 1/8" = 1'-0" (preferred) shall be submitted for review and consideration and meet N.1 through N.5 noted below.

1. All plans submitted for consideration shall include floor plan(s) for which Space is being offered and floor plan(s) of the floor(s) of exit discharge (e.g., street level(s)). Each plan submitted shall include the locations of all exit stairs, elevators, and the Space(s) being offered to the Government. In addition, where Building exit stairs are interrupted or discontinued before the level of exit discharge, additional floor plans for the level(s) where exit stairs are interrupted or discontinued must also be provided.
2. All plans submitted for consideration shall have been generated by a Computer Aided Design (CAD) program which is compatible with the latest release of AutoCAD. The required file extension is .DWG. Clean and purged files shall be submitted on CD-ROM. Plans shall include a proposed corridor pattern for typical floors and/or partial floors. The CAD file showing the offered Space should show the Poly-Line utilized to determine the square footage on a separate and unique layer. All submissions shall be accompanied with a written matrix indicating the layering standard to verify that all information is recoverable. All architectural features of the Space shall be accurately shown.
3. Photostatic copies are not acceptable. All architectural features of the Space shall be accurately shown. If conversion or renovation of the Building is planned, alterations to meet this RLP shall be indicated.
4. Plans shall reflect corridors in place or the proposed corridor pattern for both a typical full (single-tenant) floor and/or partial (multi-tenant) floor. The corridors in place or proposed corridors shall meet local code requirements for issuance of occupancy permits.
5. GSA will review all plans submitted to determine if an acceptable level of safety is provided. In addition, GSA will review the common corridors in place and/or proposed corridor pattern to determine whether these achieve an acceptable level of safety as well as to verify that the corridors provide public access to all essential Building elements. The Offeror will be advised of any adjustments that are required to the corridors for determining the ABOA Space. The required corridors may or may not be defined by ceiling-high partitions. Actual corridors in the approved layout for the successful Offeror's Space may differ from the corridors used in determining the ABOA square footage for the lease award. Additional egress corridors required by the tenant agency's design intent drawings will not be deducted from the ABOA square footage that the most efficient corridor pattern would have yielded.

O. As provided in the "Amount and Type of Space, Lease Term, and Occupancy Date" paragraph in the RLP, advise whether there are existing vending facilities in the offered Building which have exclusive rights in the Building.

P. Provide evidence demonstrating amenities do or will exist by the Government's required occupancy date. Such evidence shall include copies of signed leases, construction contracts, or other documentation as deemed acceptable by the LCO.

Q. No later than the due date for final proposal revisions, the Offeror must submit to the LCO:

1. Evidence of an Energy Star® label obtained within the 12 months prior to the due date of final proposal revisions,
2. Offerors falling under a statutory exception must also indicate by the due date for final proposal revisions what cost effective energy efficiency and conservation improvements they are proposing to make.
3. If no cost-effective improvements can be made, the Offeror must demonstrate to the Government using the ENERGY STAR® Online Tools referenced in the RLP paragraph, entitled "ENERGY INDEPENDENCE AND SECURITY ACT," why no energy efficiency and conservation improvements are cost effective. This explanation will be subject to review by the LCO. If the explanation is considered unreasonable, the offer may be considered technically unacceptable.
4. If the Offeror is claiming eligibility for additional time to obtain the Energy Star® label per sub-paragraph B of the RLP paragraph entitled "Energy Independence and Security Act," then the Offeror shall provide such indication with its initial offer and also must provide by the due date for final proposal revisions evidence substantiating their claim for additional time to obtain the Energy Star® label and substantiating their capability of earning the Energy Star®.
5. For new construction, the Offeror need not submit anything regarding compliance with EISA by the date of final proposal revisions, but shall be required to produce prior to the issuance of a permit for building construction a Statement of Energy Design Intent (SEDI) using Energy Star's® Target Finder online tool reflecting an Energy Star® benchmark score of 75 or higher and a certification from EPA of being Designed to Earn the Energy Star®.

R. Intentionally Deleted.

S. Intentionally Deleted

T. Intentionally Deleted

U. Intentionally Deleted

V. Intentionally Deleted

W. Information required under paragraph entitled "DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS - RLP."

X. Information required under paragraph entitled "NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS - RLP."

Y. If the Offeror requests any deviations, all deviations must be documented on Form 1364 in block labeled "Additional Remarks or Conditions with Respect to this Offer." GSA at its sole discretion will make the decision whether or not to accept the deviation. Any deviations must be requested prior to the request for final proposal revisions. If the Offeror requests any deviations, GSA at its sole discretion will make the decision whether to accept the deviation.

Z. If more than 5,000 square feet of land area is to be disturbed in order to meet the Government's requirements, (as more fully described in the lease paragraph named ENERGY INDEPENDENCE AND SECURITY ACT, sub-paragraph (B)(1)(b)), a statement from Offeror that the Offeror is aware of and will comply with the specific lease requirements concerning maintenance and restoration of the real property's hydrology.

3.07 TENANT IMPROVEMENTS INCLUDED IN OFFER (SEP 2015)

A. TENANT IMPROVEMENT ALLOWANCE PRICING:

The TI Allowance is **(b) (4)** per ABOA SF (TIs are the finishes and fixtures that typically take Space from the shell condition to a finished, usable condition.) The TI Allowance shall be used for the build-out of the Space in accordance with the Government approved design intent drawings. All TIs required by the Government for occupancy shall be performed by the successful Offeror as part of the rental consideration, and all improvements shall meet the quality standards and requirements of this RLP package and its attachments.

B. The Tenant Improvements shall include all the Offeror's administrative costs, general contractor fees, subcontractor's profit and overhead costs, Offeror's Project Management fee, design costs, and other associated project fees necessary to prepare construction documents and to complete the TIs. It is the successful Offeror's responsibility to prepare all documentation (working/construction drawings, etc.) required to receive construction permits. NO COSTS ASSOCIATED WITH THE BUILDING SHELL SHALL BE INCLUDED IN THE TI PRICING.

3.08 SECURITY IMPROVEMENTS INCLUDED IN OFFER (SEP 2012) INTENTIONALLY DELETED

3.09 LEED® FOR COMMERCIAL INTERIORS (JUN 2012) INTENTIONALLY DELETED

3.10 OPERATING COSTS REQUIREMENTS INCLUDED IN OFFER (JUN 2012)

The Government requires a fully serviced Lease as part of the rental consideration. The base for the operating costs adjustment will be established during negotiations based upon rentable SF. The proposed methodology for operating costs adjustment shall include all items specified in the attached Lease document. The minimum requirements for normal hours, utilities, and janitorial services are specified in the attached Lease document. The offer shall clearly state whether the rental is firm throughout the term of the Lease or if it is subject to annual adjustment of operating costs as indicated above. If operating costs will be subject to adjustment, those costs shall be specified in the proposal.

3.11 UTILITIES SEPARATE FROM RENTAL / BUILDING OPERATING PLAN (JUN 2012) INTENTIONALLY DELETED

The Offeror shall specify which utilities, if any, are excluded from the rental consideration. If any such utilities are excluded, the Offeror shall obtain a statement from a registered professional engineer stating that all HVAC, plumbing, and other energy intensive Building systems can operate under the control conditions stated in the Lease. The statement shall also identify all Building systems that do not conform to the system performance values, including the "recommended" or "suggested" values of ANSI/ASHRAE Standard 90.1, "Energy Efficient Design of New Buildings Except Low Rise Residential Buildings," or more restrictive state and local codes.

The Offeror shall submit a building operating plan with the offer. Such plan shall include a schedule of startup and shutdown times for operation of each building system, such as lighting, HVAC, and plumbing. Such plan shall be in effect on the Lease Term Commencement Date.

SECTION 4 METHOD OF AWARD

4.01 NEGOTIATIONS (JUN 2012)

Negotiations may be conducted on behalf of the Government by the GSA LCO or designated representative. When negotiations are conducted, GSA will negotiate the rental price for the initial term, any renewal periods, and any other aspect of the offer as deemed necessary. The Offeror shall not enter into negotiations concerning the Space leased or to be leased with representatives of Federal agencies other than the LCO or their designee. The LCO or their designated representative will conduct oral or written negotiations with all Offerors that are within the competitive range. The competitive range will be established by the LCO based on cost or price and other factors (if any) that are stated in this RLP and will include all of the most highly rated proposals, unless the range is further reduced for purposes of efficiency. Prior to eliminating an Offeror that is a HUBZone small business concern (SBC) and which has not waived its entitlement to a price evaluation preference from the competitive range, the LCO shall adjust the evaluated prices of all non-small business Offerors proposed for inclusion in the competitive range by increasing the prices by ten (10) percent, solely for the purpose of determining whether the HUBZone SBC Offeror should be included or excluded from the competitive range. Offerors who are not included in the competitive range will be notified in writing.

All Offerors within the competitive range will be provided a reasonable opportunity to submit revisions to their initial offer including any cost or price, technical, or other revisions that may result from the negotiations. Negotiations will be closed with submission of final proposal revisions.

4.02 HUBZONE SMALL BUSINESS CONCERN ADDITIONAL PERFORMANCE REQUIREMENTS (SEP 2015)

A HUBZone small business concern (SBC) Offeror may elect to waive the price evaluation preference provided in the "Award Based On Price" paragraph or the "Other Award Factors" paragraph of the RLP by so indicating on the GSA Form 1364, Proposal to Lease Space. In such a case, no price evaluation preference shall apply to the evaluation of the HUBZone SBC, and the performance of work requirements set forth in Section 1 of the Lease shall not be applicable should the HUBZone SBC be awarded the Lease. A HUBZone SBC Offeror acknowledges that a prospective HUBZone SBC awardee must be a qualified HUBZone SBC at the time of award of this contract in order to be eligible for the price evaluation preference. The HUBZone SBC Offeror shall provide the LCO a copy of the notice required by 13 CFR 126.501 if material changes occur before contract award that could affect its HUBZone eligibility. If it is determined, prior to award, that the apparently successful HUBZone SBC Offeror is not an eligible HUBZone SBC, the LCO will reevaluate proposals without regard to any price preference provided for the previously identified HUBZone SBC Offeror, and make an award consistent with the solicitation and the evaluation factors set forth herein.

If a HUBZone SBC that has not waived the price preference is awarded the Lease, the certification required by the "Additional Financial and Technical Capability" paragraph of the Lease must be provided within 10 days of award. If it is determined within 20 days of award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims or damages of any nature whatsoever.

4.03 AWARD BASED ON PRICE (JUN 2012)

A. The Lease will be awarded to the responsible Offeror whose offer conforms to the requirements of this RLP and the Lease documents and is the lowest priced technically acceptable offer submitted. Refer to the "Present Value Price Evaluation" paragraph of this RLP.

B. If after completion of the Price Evaluation, award is proposed to a non-small business Offeror, and there exists as part of the procurement another technically acceptable proposal submitted by a responsible Offeror that is a qualified HUBZone small business concern (SBC) which has not waived its entitlement to a price evaluation preference, the evaluated price of the non-small business Offeror's proposal shall be increased by ten (10) percent, solely for the purpose of determining whether award should be made to the HUBZone SBC Offeror. In such a case, the proposals of the apparently successful non-small business Offeror and the HUBZone SBC Offeror shall be considered in light of the applied price preference, and award made to the lower priced offer. The LCO shall document his/her application of the price preference and further consideration of the offers under this subparagraph.

C. If an offer contains terms taking exception to or modifying any Lease provision, the Government will not be under any obligation to award a Lease in response to that offer.

4.04 ~~OTHER AWARD FACTORS (JUN 2012)~~ INTENTIONALLY DELETED

4.05 PRESENT VALUE PRICE EVALUATION (SEP 2015)

A. If annual CPI adjustments in operating expenses are included, the Offeror shall be required to submit the offer with the total "gross" annual price per RSF and per ABOA SF and a breakout of the "base" price per RSF and ABOA SF for services and utilities (operating expenses) to be provided by the Lessor. The "gross" price shall include the "base" price. The base price per ABOA SF from which adjustments are made will be the base price for the term of the Lease, including any option periods.

B. The Offeror must submit plans and any other information to demonstrate that the Rentable Space yields ABOA space within the required ABOA range. The Government will verify the amount of ABOA SF and will convert the rentable prices offered to ABOA prices, which will subsequently be used in the price evaluation.

C. Evaluation of offered prices will be based on the annual price per ABOA SF, including all required option periods. The Government will perform present value price evaluation by reducing the prices per ABOA SF to a composite annual ABOA SF price, as follows:

1. Parking and wareyard areas will be excluded from the total square footage but not from the price. For different types of space, the gross annual per ABOA SF price will be determined by dividing the total annual rental by the total ABOA square footage excluding these areas.

2. Free rent will be evaluated in the year in which it is offered. The gross annual price is adjusted to reflect free rent.

3. Prior to the discounting procedure below, the total dollar amount of the Commission Credit (if applicable) will be subtracted from the first year's gross annual rent, unless the provision of free rent causes the credit to apply against rent beyond the first year's term, in which case the Commission Credit will be allocated proportionately against the appropriate year's gross rent.

4. Also as stated in the "Broker Commission and Commission Credit" paragraph, the amount of any commission paid to GSA's Broker will not be considered separately as part of this price evaluation since the value of the commission is subsumed in the gross rent rate.

5. If annual adjustments in operating expenses will not be made, the gross annual price, minus the Commission Credit (if applicable), will be discounted annually at 5 percent to yield a gross present value cost (PVC).

6. If annual adjustments in operating expenses will be made, the annual price, minus the Commission Credit (if applicable) and minus the base cost of operating expenses, will be discounted annually at 5 percent to yield net PVC. The operating expenses will be both escalated at 2.5 percent compounded annually and discounted annually at 5 percent, then added to the net PVC to yield the gross PVC.

7. To the gross PVC will be added:

a. The cost of Government-provided services not included in the rental escalated at 2.5 percent compounded annually and discounted annually at 5 percent.

b. The annualized (over the full term) cost of any items, which are to be reimbursed in a lump sum payment. (The cost of these items is present value; therefore, it will not be discounted.)

c. The annual price for parking to accommodate the minimum number of spaces required for government vehicles, if not included in the shell rent and charged separately. The price will be discounted annually at 5 percent.

d. Intentionally Deleted

e. The fees for architectural and engineering design (A/E) services and the Offeror's project management fees associated with Tenant Improvements. The Offeror is required as part of their offer to identify on GSA Form 1364 any and all fees to complete the tenant improvements, broken down into two components: (1) Fees for architectural and engineering design services (A/E fees), which may be offered as a rate per ABOA SF, percentage rate, or flat fee, and (2) Lessor's overhead, administrative costs, profit, and fees associated with Tenant Improvements (Lessor's PM fees), which may be only offered as a percentage rate. These fees will be evaluated in a multi-step process, as follows.

o The A/E fees are assumed to consume a portion of the total tenant improvement allowance (TIA), thus reducing the amount available for actual construction. The percentage is not a percentage of the TIA, but a percentage of the underlying costs, which together with the A/E fee equals the TIA. The following example is used to illustrate the calculations, and assumes the following: An allowance of \$30 per square foot for 10,000 ABOA square feet, which is \$300,000, and A/E fees of 5%.

o The underlying costs equals the TIA divided by (1 + A/E fee percentage)
 $\$300,000 / 1.05 = \$285,714.29$

o A/E fees at 5% of the underlying costs are $.05 \times \$285,714.29 = \$14,285.71$

o Underlying costs of \$285,714.29 plus 5% A/E fees of \$14,285.71 = TIA of \$300,000

o The Lessor's PM fees are presumed to be in addition to the TIA and calculated as a percentage of the full TIA. Using the same example, if Lessor's PM fees are offered at 5%, the fees are calculated as $\$300,000 \times .05 = \$15,000$.

o The sum of these fees is then computed as a percentage of the total TIA. Following the example, A/E fees of \$14,285.71 plus Lessor's PM fees of \$15,000 (total fees of \$29,285.71) $\div \$300,000$ TIA = 9.762%. The

- amortized rental rate for the tenant improvement allowance is increased by this percentage for purposes of price evaluation.
- f. Intentionally deleted.

8. The sum of either sub-paragraphs 5 and 7 or sub-paragraphs 6 and 7, divided by the ABOA SF will be the present value cost per ABOA SF of the offer for price evaluation purposes.

4.06 AWARD (APR 2015)

A. To document the agreement between the parties, the successful Offeror and the GSA LCO will execute a Lease prepared by GSA, which incorporates the agreement of the parties. The Lease shall consist of the following:

1. Lease No. GS-~~XX~~P-~~LX~~XXXXXX and any associated Lease amendments.
2. GSA Form 3517B, General Clauses.
3. GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisitions of Leasehold Interests in Real Property).
4. The pertinent provisions of the offer.
5. Floor plans of the offered Space.

B. The acceptance of the offer and award of the Lease by the Government occurs upon execution of the Lease by the LCO and mailing or otherwise furnishing written notification of the executed Lease to the successful Offeror.

SECTION 5 ADDITIONAL TERMS AND CONDITIONS

5.01 AMENDED RLP PARAGRAPHS (AUG 2016)

Paragrah 1.04 C - Walkability of Amenities